

*City of Frankfort*  
*Capital of Kentucky*

Mayor  
William I. May, Jr.

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[www.frankfort.ky.gov](http://www.frankfort.ky.gov)

Commissioners

John R. Sower  
Scott Tippet  
Katrisha Waldrige  
Eric E. Whisman

June 4, 2019

To: Architectural Review Board

From: Jordan Miller, Senior Planner

Re: Meeting – June 16, 2020

There will be a meeting of the Architectural Review Board held at 5:00 P.M. on Tuesday, June 16, 2020 via teleconference in accordance with SB 150 and the requirements of KRS 61.823. ARB Board members, Planning Staff and Applicants will participate in the meeting using teleconferencing and the meeting will be live streamed in accordance with the statutory requirements. The following items are on the agenda for consideration (please be aware that because this will be a special called meeting the board may not discuss items that are not on the agenda as advertised):

**ROLL CALL**

**APPROVAL OF MINUTES:** April 21, 2020

**NEW BUSINESS:**

1. In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, Jermaine Greene is requesting a Certificate of Appropriateness to replace the existing metal windows with fiberglass windows for the property located at 411 West Campbell Street. The property is more particularly identified as PVA Map Number 062-13-06-022.00.
2. In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, Jen Spangler Williamson d/b/a Spangler Williamson A+E on behalf of Greg & Jen Miklavcic, is requesting a Certificate of Appropriateness in order to modify the front porch for the property located at 321 Ewing Street. The property is more particularly identified as PVA Map Number 062-13-07-026.00.
3. In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, John Clark is requesting a Certificate of Appropriateness to construct a new single-family dwelling for the property located at 416 Capital Avenue. The property is more particularly identified as PVA Map Number 062-31-06-004.00.

**ADJOURN**



ARCHITECTURAL REVIEW BOARD

April 21, 2020

5:00 PM

PATTI CROSS, PRESIDING

Ms. Cross asked if we consider these visible from the public right-of-way and Mr. Miller replied yes on the front and side facades.

Phillip Curry of 3504 Willowood Road, Lexington was present and stated that they don't build houses with box gutters anymore. He stated that they can do it if that is what the Board wants but noted that they don't make box style gutters anymore. They make a k-style gutters that is more efficient.

Mr. Curry stated considering the chimneys that when he replaces a roof he suggests removing the chimneys unless they are being used, but he would do whatever the Board wishes.

Mr. Miller read a letter from Vickie Birenberg, who was opposed to the requested proposal into the record.

Ms. Johnson a motion to approve the Certificate of Appropriateness for the replacement of gutters with the conditions requested by staff. The motion failed for lack of a second.

Ms. Oberlin made a motion in accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, to approve the request from Herbert D. Liebman Estate for a Certificate of Appropriateness to accept the staff's recommendation that the chimneys shall not be removed and shall only be repaired/rebuilt for the property located at 403 West Main Street. The motion was seconded by Ms. Konkol and passed unanimously.

Mr. Oberlin made a motion in accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, to deny the request from Herbert D. Liebman Estate for a Certificate of Appropriateness in order to replace the gutters for the property located at 403 West Main Street. The motion was seconded by Ms. Konkol and passed with Ms. Oberlin, Ms. Konkol and Ms. Cross voting in favor. Ms. Johnson was opposed.

Chair Cross asked the Secretary to introduce the next item of business.

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Shannon Gale d/b/a Frankfort School of Ballet is requesting a Certificate of Appropriateness in order to rebuild the bulkhead for the property located at 340 Saint Clair Street. The property is more particularly identified as PVA Map Number 061-24-10-013.00

Jordan Miller, City of Frankfort Senior Planner was present and explained that the existing bulkhead is built out of pigmented structural glass. Currently there are several holes in that part of the bulkhead.

Mr. Miller explained that the applicant wants to replace it with a wood bulkhead that matches the one next door at 338 Saint Clair Street. Mr. Miller stated there are several others in the area that has a similar style.

Staff recommended approval.

Mr. Miller stated that Ms. Konkol asked if the structural glass was installed as part of the 1970's modifications to the property or prior to that. Mr. Miller stated that he couldn't say for sure. He noted that vitrolite structured pigmented glass was not developed until 1900 and the building was constructed in the 1890's so the vitrolite was not original to the structure.



Jen Williamson of 407 Wapping Street was present and stated that she was in agreement with the conditions in the staff report.

Ms. Williamson stated that the house has evolved and been altered over time. The pieces they want to remove on the back of the house have gone through multiple stages of alterations. They are just looking to clean those up and add a new straightforward single story addition.

Mr. Miller read a letter from an adjacent property owner who was in support of the proposed project into the record.

Ms. Konkol made a motion in accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, to approve the request from Jen Spangler Williamson d/b/a Spangler Williamson A+E on behalf of Greg & Jen Miklavic, for a Certificate of Appropriateness in order to remove existing non-original additions and deck and construct new addition and deck for property located at 321 Ewing Street with the following conditions:

1. A building permit shall be obtained prior to work commencing on the proposed project.
2. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.
3. All exterior work conducted as part of this approval shall conform to the design and drawings contained within this report.

The motion was seconded by Ms. Oberlin and passed unanimously.

Chair Cross asked the Secretary to introduce the next item of business.

In accordance with Articles 4, 16, and 17 of the City of Frankfort Zoning Ordinance, Firehouse Investments, LLC is requesting a Certificate of Appropriateness in order to renovate the storefront for the property located at 307-309 west Main Street. The property is more particularly identified as PVA Map Number 061-24-11-008.00 / 062-24-11-008.00.

Jordan Miller, City of Frankfort Senior Planner was present and explained that the scope of work is to restore the façade of the building to a modern interpretation of the historic storefront. Historic photographs show three sets of double wood doors with a 4x4 pane of divided lites with a single panel at the base of each door. The door openings measure approximately 10'x10'. The applicant is proposing to install roll-up doors in these openings that reflect the doors that were installed on the building in the 1950's – within the period of significance for the building. New transoms will be fabricated that reflect the prior storefront.

Mr. Miller stated that he sent updated drawings that were submitted by Jen Williams last week to the Board members.

Mr. Miller stated that the applicant is working with the Secretary of Interior Standards for tax credits.

Staff recommended approval with conditions.

Bill Cull of 505 Murray Street was present and stated that they agree with the staff report and conditions for approval.



Ms. Konkol made a motion in accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, to approve the request from Rex B. Evans for a Certificate of Appropriateness in order to replace the existing slate roof with an asphalt shingle roof for the property located at 102-104 Shelby Street with the following conditions:

1. A building permit shall be obtained prior to work commencing on the proposed project.
2. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.

The motion was seconded by Ms. Johnson and passed unanimously.

Chair Cross asked the Secretary to introduce the next item of business.

In accordance with Articles 4 and 17 of the City of Frankfort Zoning Ordinance, Bruce Rogers on behalf of Taylor Marshall Property, LLC is requesting a Certificate of Appropriateness in order to construct a rear addition, modify the front facade and add a sunroom, and replace the existing windows for the property located at 311 West 3<sup>rd</sup> Street. The property is more particularly identified as PVA Map Number 062-31-13-005.00.

Jordan Miller, City of Frankfort Senior Planner was present and stated that this property is zoned Special Capital. The applicant is proposing to do some exterior remodeling on the property that includes a front and rear addition on the existing carriage-house structure for use as a residence. Significant work includes existing masonry repair, exterior door and window replacement, north addition, and south addition. New foundation walls will be brick veneer new framed exterior walls will have horizontal cement-board siding and trim, painted. New doors and windows will be aluminum-clad wood.

Mr. Miller stated that the property has been vacant and/or for sale off and on over the years. The way that it is currently constructed doesn't lend itself to be a residence. The front sunroom will be enclosed and there will be a deck on top of the proposed rear addition.

Staff recommended approval with conditions.

Mr. Miller answered some of Ms. Konkols questions stating the property is in both the Special Capital District and the South Frankfort District. The structure is contributing to the district. Ms. Konkol asked will there be any alterations to the original carriage-house structure and if the additions would be done in a way to protect the integrity of the carriage-hose structure? Mr. Miller replied none of the existing or original portions will be removed.

Ms. Konkol mentioned that the images provided show a deck on top of an addition and asked if it was part of this proposal and if so what is the height and setback? Mr. Miller replied yes and the railing will be built up to the edge of the addition on the rear, it will be composed of a fabricated metal, and the height will be 4'.

Ms. Konkol asked if archeological resources been considered for this property including those areas where use and storage of heavy equipment will be required? Mr. Miller replied that he had not considered that but we could check with the applicant.

411 West Campbell Street  
Special Capital Historic District

Jermaine Greene, Owner/Applicant

Request

In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, Jermaine Greene is requesting a Certificate of Appropriateness to replace the existing metal windows with fiberglass windows for the property located at 411 West Campbell Street. The property is more particularly identified as PVA Map Number 062-13-06-022.00.

Scope of Work

- Remove existing metal windows and replace with fiberglass windows

Significance of Structure

The site is a contributing property to the South Frankfort National Historic District.

Guidelines – Special Capital Zoning District

17.10 – DESIGN GUIDELINES FOR EXTERIOR REMODELING

17.10.5 – WINDOWS

- A. The original pattern of window openings and their shape and configuration shall not be altered.
- B. Original windows shall be retained when possible and repaired as needed.
- C. When replacement windows are used, they shall match the original in size, shape and design. Wood with vinyl clad or aluminum exteriors are allowed within the SC district.
- D. Existing 6-over-6, 4-over-4, or 2-over-2 window sash may be replaced with 1-over-1 window sashes.
- E. Snap-in grids or grids between panels of glass that give a false appearance of a multi-pane sash are discouraged.
- F. Windows of a style or era different than the house shall not be used.
- H. Window openings shall not be reduced, enlarged, or filled in on street facades.

*Staff finding: Positive and Negative.* The existing metal louvered windows, while original, are beyond the point of repair. Repair of metal windows is possible; however, they are more difficult than repairing a wood window. The applicant's proposed fiberglass windows exhibit a modern design that complements the contemporary Bauhaus design of the structure. Composite fiberglass windows are superior to vinyl windows and several historic communities permit them – including Columbus, Ohio, Boise, Idaho, and Washington D.C.

Recommendations

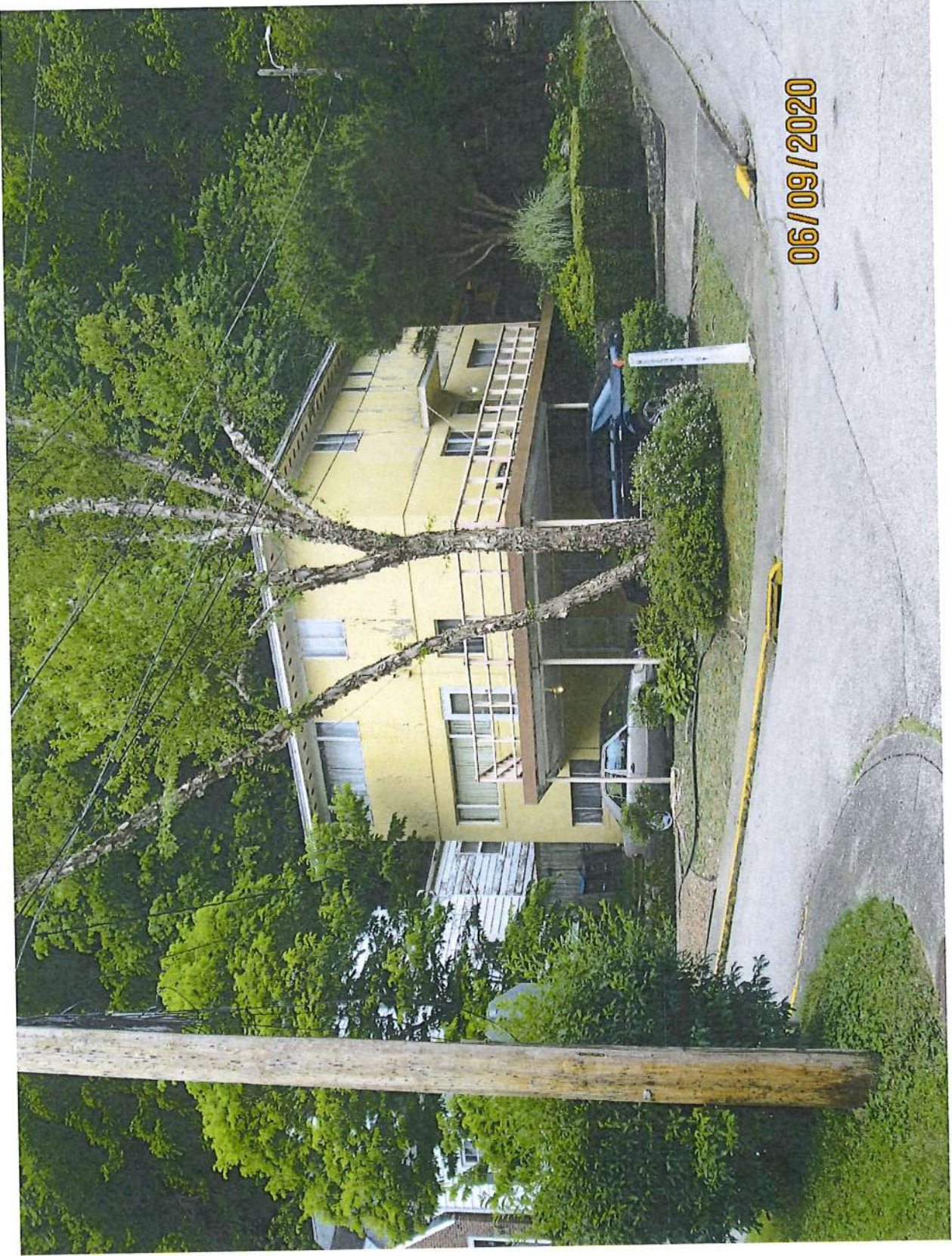
Staff recommends approval of the Certificate of Appropriateness with the following conditions.

1. A building permit shall be obtained prior to work commencing on the proposed project.
2. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.
3. Window openings shall not be enlarged nor reduced.
4. The replacement windows shall match the existing windows in style, design, color, and functionality.

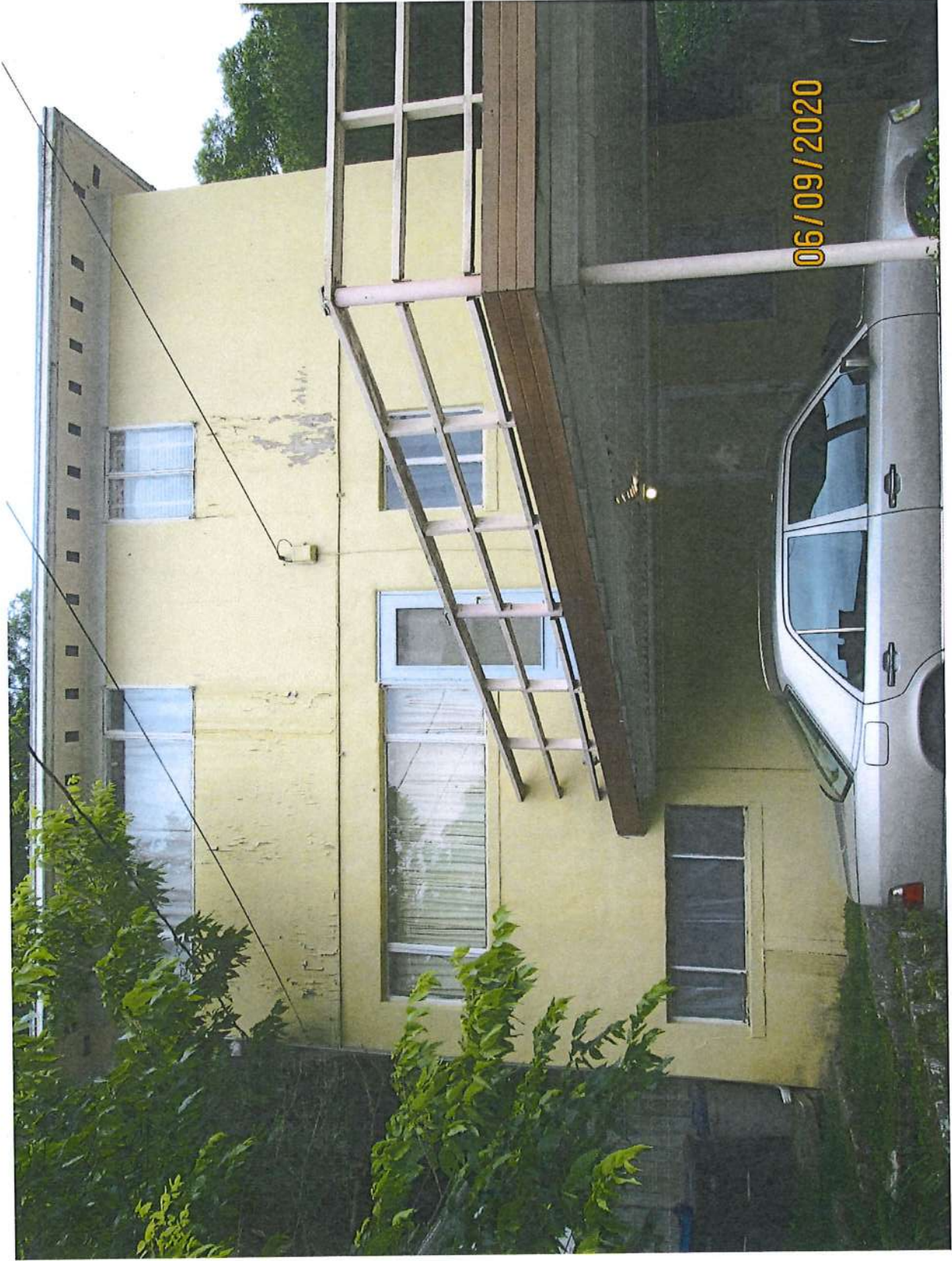






























Attachments

1. Specifications of proposed replacement windows
2. Historic survey form



THIS IS DESIGN IN YOUR HANDS.  
THIS IS OUR MODULAR SYSTEM.

Every product works together as part of a visual system to help you design and configure with ease and confidence. Consistent profiles across all products—along with special innovations like our integrated mull channel—maintain the narrow and clean sightlines so central to modern design.

Pictured below: Modern Direct Glaze and Casement windows (left) and the Modern Multi-Slide door (right). Certified mulling options are available.

CONSISTENT PROFILES  
MINIMIZE SYSTEM  
ALIGNMENT QUESTIONS

INTEGRATED  
MULL CHANNEL  
PRESERVES SIGHTLINES AND SUPPORTS  
STRUCTURAL PERFORMANCE

CRANK OUT AND PUSH OUT  
CASEMENTS AVAILABLE

MAINTAINS CONSISTENT  
NARROW SIGHTLINES  
ACROSS ALL PRODUCTS

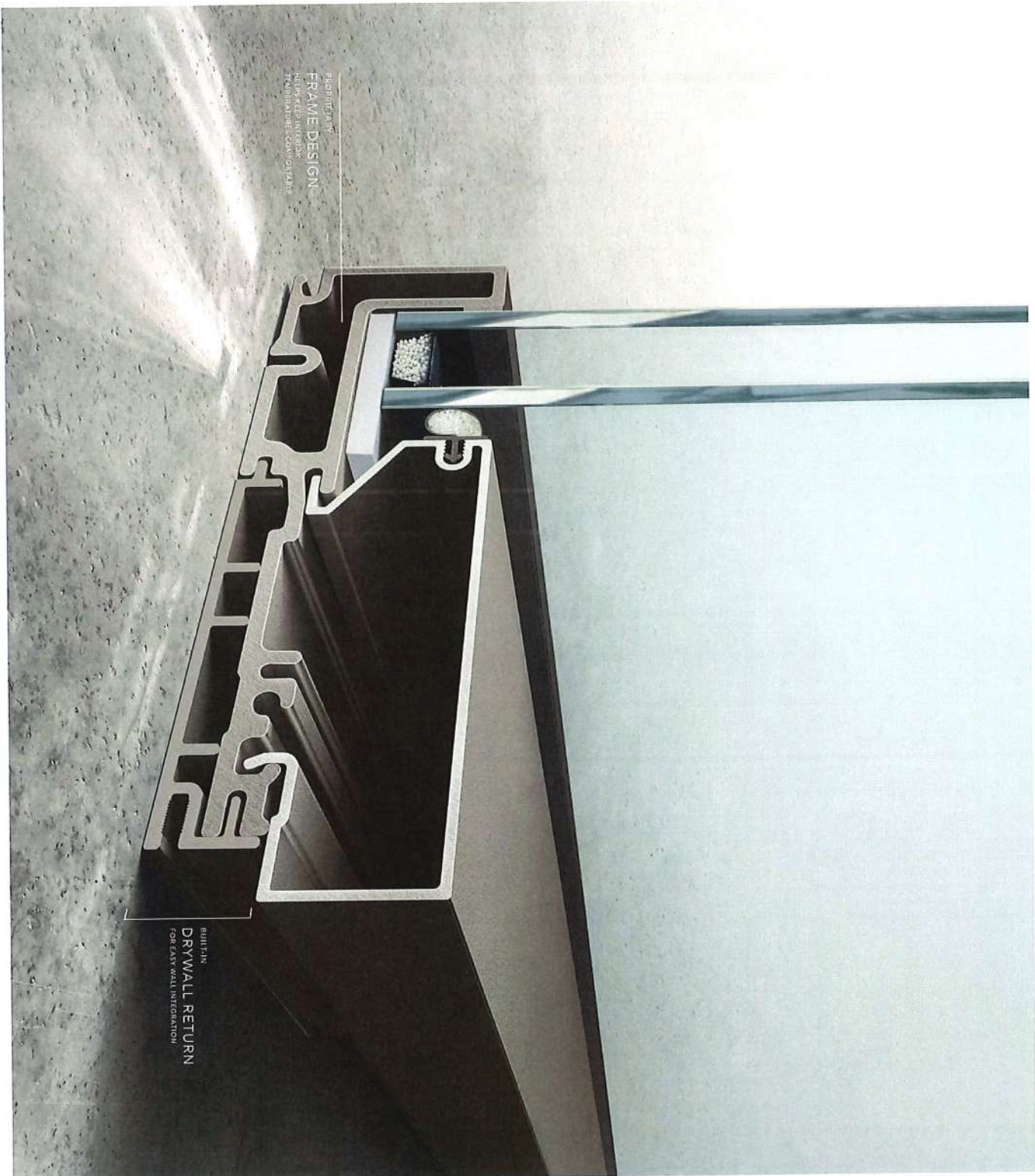
PREFABRICATED AND  
PRE-CONFIGURED  
COMPONENTS SAVE  
ON INSTALLATION TIME

THIS IS POWER IN SIMPLICITY.

THIS IS OUR PROPRIETARY FRAME.

A new frame design reimagines how modern windows and doors can perform. From exterior to interior, a solid piece of High-Density Fiberglass forms our unique new frame, which requires no additional material to aid in its thermal performance. The frame also features an integrated mull channel that enables mull reinforcement while maintaining sightlines and preserving thermal efficiency.

Pictured right: Modern Direct Glaze window cross-section





THE FRAMES INTEGRATED  
MULL CHANNEL  
ENABLES MULL REINFORCEMENT WITHOUT  
ALTERING SIGHTLINES

THERMALLY EFFICIENT  
TO PERFORM IN DEMANDING CLIMATES

DURABLE FINISH  
MEETS THE HIGHEST INDUSTRY STANDARDS

REVOLUTIONARY HIGH-DENSITY  
FIBERGLASS MATERIAL

THIS IS PERFORMANCE BEYOND EXPECTATIONS.  
THIS IS HIGH-DENSITY FIBERGLASS.

We envisioned more performance potential for modern windows and doors. So we developed High-Density Fiberglass, a revolutionary material that echoes the look of its modern counterparts with better thermal efficiency.

Pictured above: Modern Direct Glaze milled window cross-section



ELEMENTAL  
ALUMINUM INTERIOR  
WITH LOW-GLOSS FINISH

STRENGTH AND DURABILITY  
RATED UP TO PG45  
FOR IMPRESSIVE PERFORMANCE

DETAILS THAT  
ENHANCE THE VIEW  
LIKE CONCEALED FASTENERS,  
MINI-SPACER BARS,  
AND BLACK SEALANT

THIS IS HOW IT ALL  
COMES TOGETHER.

Combine product ingenuity with pure modern aesthetics and the result is truly stunning. Our Modern line is made to be built big and perform at scale, complemented by the power of critical design details. A low-gloss aluminum interior adds an elemental feel. Black spacer bars and black sealant minimize visual distractions. And internal covers completely disguise fasteners for clean, crisp edges.

Pictured left: Modern Multi-slide door with a Clear Anodized Interior Finish





INTERIOR PUSH OUT AWNING SHOWN IN EBONY WITH MATTE BLACK HARDWARE



INTERIOR CRANK OUT AWNING SHOWN IN EBONY WITH MATTE BLACK HARDWARE

MODERN AWNING WINDOW

FEATURES	
Crank Out and Push Out available	
Sleek and modern form	
Numerous sizes and configurations available, including right- or left-hand operating	
Screens are intentionally designed to achieve a cohesive look with the window	
Frame recess accepts a drywall return for seamless integration	
Horizontal or vertical ribbon mulling capabilities	

HARDWARE FOR ALL AWNING

Concealed multi-point lock system
One locking lever to engage or disengage multi-point locks
Stainless steel hinges
Proprietary Crank Out and Push Out designed hardware

HARDWARE FOR PUSH OUT	
Discreet, milled handle at the sash and frame	

HARDWARE FOR CRANK OUT	
Exclusive rotating handle design	

GLASS OPTIONS	
Dual or triple-pane insulated glass	
Interior cover depths vary based on glass thickness	
Black spacer and dual silicone sealant	
Low E1, E2, E3, ELR or EFS glass options	

CONFIGURATIONS AND MULLING	
Jamb depth	4 1/2"
Awning to awning milled frames	5 1/2" wide
Seamless milled assemblies with aluminum end-to-end	

THERMAL PERFORMANCE	
Dual-pane low E2 with Argon	0.28 U-Factor

UNIT TYPE	AIR TESTED TO PSF	WATER TESTED TO PSF	DESIGN PRESSURE	CERTIFICATION RATING	MAX FRAME SIZE UNIT
AWNING					
CRANK OUT	157	12.1	50	CW-PG50-FW	64"
CRANK OUT	157	12.1	45	LC-PG45-FW	96"
PUSH OUT	157	12.1	45	CW-PG45-FW	96"
CRANK OUT	157	12.1	50	CW-PG50-FW	72"
PUSH OUT	157	12.1	50	CW-PG50-FW	89"
MULTI ASSEMBLIES					
ALL PRODUCTS	157	12.1	40	CW-PG40-FW	168"
ALL PRODUCTS	157	12.1	40	CW-PG40-FW	96"



INTERIOR PUSH OUT CASEMENTS SHOWN IN EBONY WITH MATTE BLACK HARDWARE



EXTERIOR CASEMENTS SHOWN IN EBONY

## MODERN CASEMENT WINDOW

### FEATURES

Crank Out and Push Out available	
Sleek and modern form	
Numerous sizes and configurations available, including right- or left-hand opening	
Screens are intentionally designed to achieve a cohesive look with the window	
Sash can slide across frame for easy wash mode	
Frame recess accepts a drywall return for seamless integration	
Horizontal or vertical ribbon mulling capabilities	
<b>HARDWARE FOR ALL CASEMENT</b>	
Concealed multi-point lock system	
One locking lever to engage or disengage multi-point locks	
Seamless steel hinges	
Proprietary Crank Out and Push Out designed hardware	

### HARDWARE FOR PUSH OUT

Discreet, recessed handle at the sash and frame
Optional low or mid-height handle and lock placement

### HARDWARE FOR CRANK OUT

Exclusive rotating handle design
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### GLASS OPTIONS

Dual or triple-pane insulated glass
Interior cover depths vary based on glass thickness
Black spacer and dark silicone sealant
Low E1, E2, E3, ELR, or EES glass options
Specialty glass: Frosted, Obscure, and Grey or Bronze Tint

### CONFIGURATIONS AND MULLING

Casement to casement muller frames, 5 1/2" wide
Seamless milled insensibles with aluminum reinforcement

### THERMAL PERFORMANCE

Dual-pane IG low E2 with Argon	0.20 U-Factor
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UNIT TYPE	AW TESTED TO PSF	WATER TESTED TO PSF	DESIGN PRESSURE	CERTIFICATION RATING	MAX FRAME SIZE UNIT
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<b>CASEMENT</b>					
CRANK OUT AND PUSH OUT	157	121	50	CW-PG50-FW	36" 102"
CRANK OUT AND PUSH OUT	157	121	50	CW-PG50-FW	40" 96"
CRANK OUT AND PUSH OUT	157	121	50	CW-PG50-FW	44" 92"
<b>MULL ASSEMBLIES</b>					
ALL PRODUCTS	157	121	40	CW-PG40-FW	168" 96"
ALL PRODUCTS	157	121	40	CW-PG40-FW	96" 168"

For the most complete technical information, visit [marvin.com](http://marvin.com) or talk with your Modern dealer.



MODERN DIRECT GLAZE WINDOW

EXTERIOR DIRECT GLAZE SHOWN IN EBDNY

FEATURES	
Large expanses of glass for maximum views with numerous configurations and sizes available	
Rectangular and polygon shapes	
Frame recess accepts a drywall return for seamless integration	
Horizontal or vertical ribbon mulling capabilities	
Non-certified mulling capabilities	
GLASS OPTIONS	
Dual or triple-pane insulated glass	
Interior cover drapes vary based on glass thickness	
Argon or Krypton-Argon gas blend	
Black spacer and silicone sealant	
Low E1, E2, E3, ELR, or ERS glass options	
Specialty glass: Frosted, Obscure, and Gray or Bronze Tint	

MULLING	
Mulled frames are less than 3" wide	
Approximate 3" frame divider simulates a muller	
Direct Glaze frame	
CONFIGURATIONS	
Rectangle/Square	
Hexacles Triangle	
Right Triangle, right or left	
Trapezoid, right or left	
Pentagon	
SIZING	
Max Frame Size Certified	141 1/2" x 93 3/4"
Lamb depth	4 1/2"

SINGLE UNIT PERFORMANCE RATINGS	
Air Tested to PSF	6.24
Water Tested to PSF	7.5
Performance Grade	CW-PG40-FW
Max Frame Size Height	93 3/4"
Max Frame Size Width	141 1/2"

VERTICAL OR HORIZONTAL MULLED UNITS PERFORMANCE RATINGS	
Air Tested to PSF	1.57
Water Tested to PSF	6.0
Performance Grade	CW-PG40-FW
Max Frame Size Height	96"
Max Frame Size Width	168"
Max Tributary Width or Height	84"

THERMAL PERFORMANCE	
Dual-pane IG low E2 with Argon	0.28 U-Factor

For the most complete technical information, visit [marvin.com](http://marvin.com) or talk with your Marvin dealer.



INTERIOR MULTI-SLIDE DOOR SHOWN IN ESONY WITH MATTE BLACK HARDWARE

MODERN MULTI-SLIDE DOOR

FEATURES

- Large expanses of glass for maximum views with numerous configurations and sizes available
- Consistent panel thickness with narrow stile and rail, regardless of configuration or size
- Minimalist hardware designed for superior functionality, features a sleek and modern form
- Three sill options are available in Flush, performance, and high performance in Black or Bronze

HARDWARE

- Minimal pull and kick handles
- Keyed or non-keyed options available
- Multi-point lock
- Quad rollers with end adjustment

GLASS OPTIONS

- Dual or triple-pane insulated glass
- Argon or Krypton-Argon blend gas
- Black spacer and dark silicone sealant
- Low E1, E2, E3, ELR, or ERS glass options
- Specialty glass: Frosted, Obscure, and Grey or Bronze tint

ADD-ONS

- Automatic Control
- Lock Status Sensor
- Sliding Screens

PERFORMANCE GRADES\*

Uni-Directional Stacked	up to LC-FC4S-SD
Uni-Directional Pocket	up to LC-4S-SD
Bi-Passing Stacked	up to LC-FC4S-SD
Bi-Passing Pocket	up to LC-PC4S-SD

THERMAL PERFORMANCE

Dualpane IG Low E2 with Argon	0.28 U-Factor
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MULTI-SLIDE CONFIGURATIONS AND SIZING

- Over 30 configurations available
- + Uni-Directional configurations: 1 to 6 panels, available in stacked or pocket
- + Bi-Passing configurations: 2 to 10 panels, available in stacked or pocket
- Standard order up to 6' x 12' panels
- Maximum stile are less than 3" wide



For the most complete technical information, visit [marvin.com](http://marvin.com) or talk with your Modern dealer.

\*Varies with sill type



MINIMUMS AND MAXIMUMS  
MODERN MULTI-SLIDE DOOR STACKED

UNIT TYPE	MIN FRAME SIZE UNIT		MAX FRAME SIZE UNIT		MAX FRAME SIZE UNIT	
	WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT
UNI-DIRECTIONAL			Based on 68" wide panels		Based on > 68" wide panels*	
OX OR XO	55 1/16"	62 3/16"	143 3/16"	144"	191 1/16"	120"
OX OR XXO	80 3/16"	62 3/16"	212 3/16"	144"	284 3/16"	120"
OXXX OR XXXO	105 5/16"	62 3/16"	281 3/16"	144"	NA	NA
OXXXX OR XXXXX	131 1/16"	62 3/16"	351 1/16"	144"	NA	NA
OXXXXX OR XXXXX	156 5/16"	62 3/16"	420 3/16"	144"	NA	NA

UNIT TYPE	MIN FRAME SIZE UNIT		MAX FRAME SIZE UNIT		MAX FRAME SIZE UNIT	
	WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT
BIPARTING			Based on 68" wide panels		Based on > 68" wide panels*	
OX - XO	109 1/2"	76 3/16"	205 3/4"	144"	281 3/4"	120"
OX - XXO	160"	76 3/16"	424"	144"	568"	120"
OXXX - XXXO	210 1/2"	76 3/16"	562 1/2"	144"	NA	NA
OXXXX - XXXXX	260 1/2"	76 3/16"	700 1/2"	144"	NA	NA

O - Stationary Panel X - Operating Panel  
\* Panel quantity per unit limited to two panels

MINIMUMS AND MAXIMUMS  
MODERN MULTI-SLIDE DOOR POCKET

UNIT TYPE	MIN FRAME SIZE UNIT		MAX FRAME SIZE UNIT		MAX FRAME SIZE UNIT	
	WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT
UNI-DIRECTIONAL			Based on 68" wide panels		Based on > 68" wide panels*	
PX OR XP	30 7/16"	68 7/16"	74 3/16"	144"	98 3/16"	120"
PXX OR XXP	55 7/16"	68 7/16"	143 3/16"	144"	191 3/16"	120"
PXXX OR XXXP	80 3/16"	68 7/16"	212 3/16"	144"	NA	NA
PXXXX OR XXXXP	105 5/16"	68 7/16"	281 3/16"	144"	NA	NA
PXXXXX OR XXXXP	131 1/16"	68 7/16"	351 1/16"	144"	NA	NA
PXXXXXX OR XXXXP	156 5/16"	68 7/16"	420 3/16"	144"	NA	NA

UNIT TYPE	MIN FRAME SIZE UNIT		MAX FRAME SIZE UNIT		MAX FRAME SIZE UNIT	
	WIDTH	HEIGHT	WIDTH	HEIGHT	WIDTH	HEIGHT
BIPARTING			Based on 68" wide panels		Based on > 68" wide panels*	
PX - XP	59 1/2"	80 3/16"	147 1/2"	144"	195 1/2"	120"
PXX - XXP	109 1/2"	80 3/16"	285 3/4"	144"	381 3/4"	120"
PXXX - XXXP	160"	80 3/16"	424"	144"	NA	NA
PXXXX - XXXXP	210 1/2"	80 3/16"	562 1/2"	144"	NA	NA
PXXXXX - XXXXP	260 1/2"	80 3/16"	700 1/2"	144"	NA	NA

P - Pocket Panel X - Operating Panel  
\* Panel quantity per unit limited to two panels

For the most complete technical information, visit [marvin.com](http://marvin.com) or talk with your Modern dealer.





# SILL OPTIONS

We've innovated every aspect of the new Modern line, right down to the smallest details. We offer flush sill options for both temperate and inclement conditions as well as a performance sill for areas where recessing isn't an option.

**Pictured right: Detail of the Flush Sill**



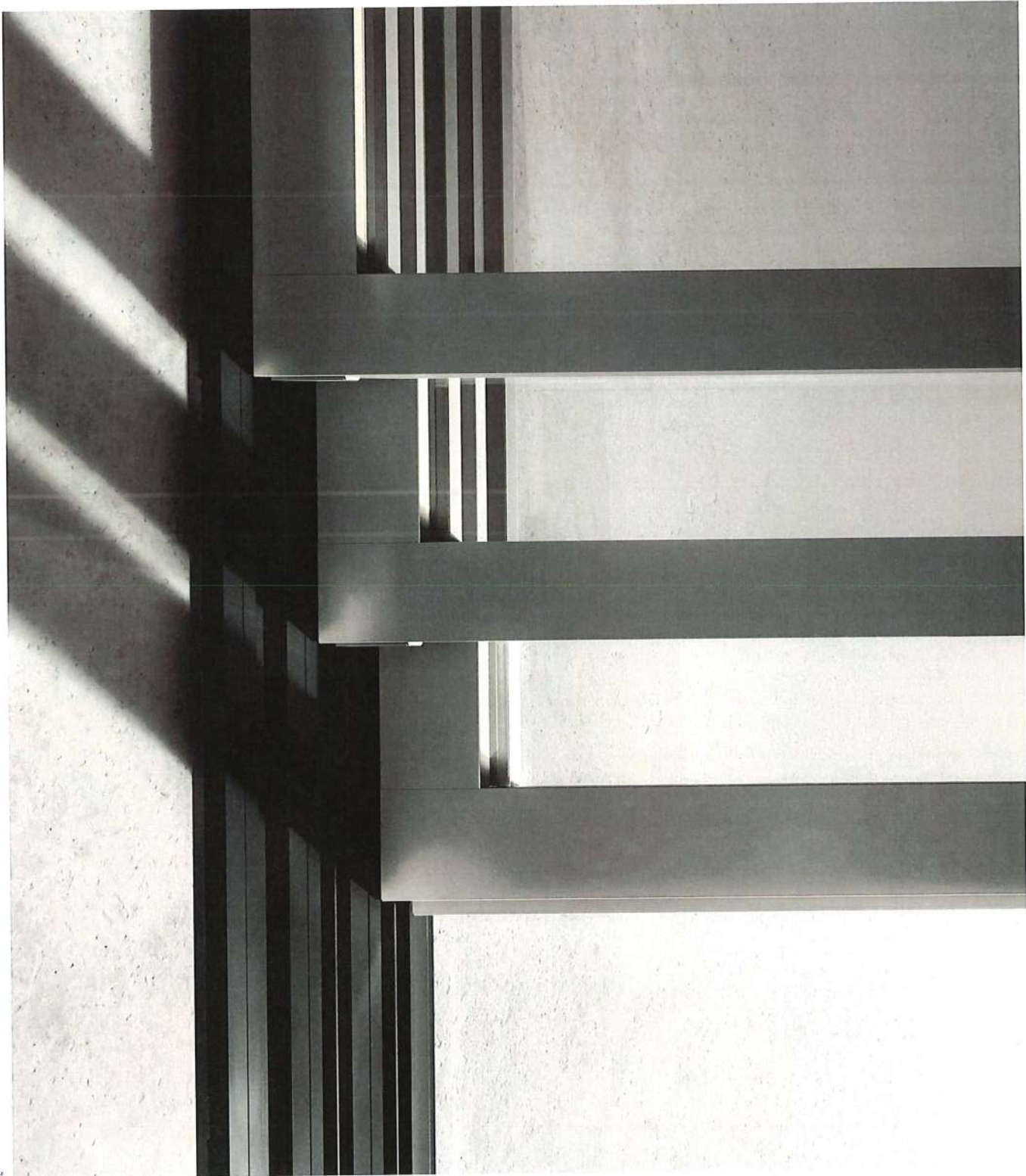
**FLUSH SILL**  
Recommended for protected areas  
Not certified for performance  
ADA capable when properly installed



**PERFORMANCE SILL**  
Recommended for areas where performance is needed  
and the sill is not recessed  
Rated and certified for performance



**HIGH PERFORMANCE SILL**  
Ultimate performance  
Rated and certified for performance  
ADA capable when properly installed

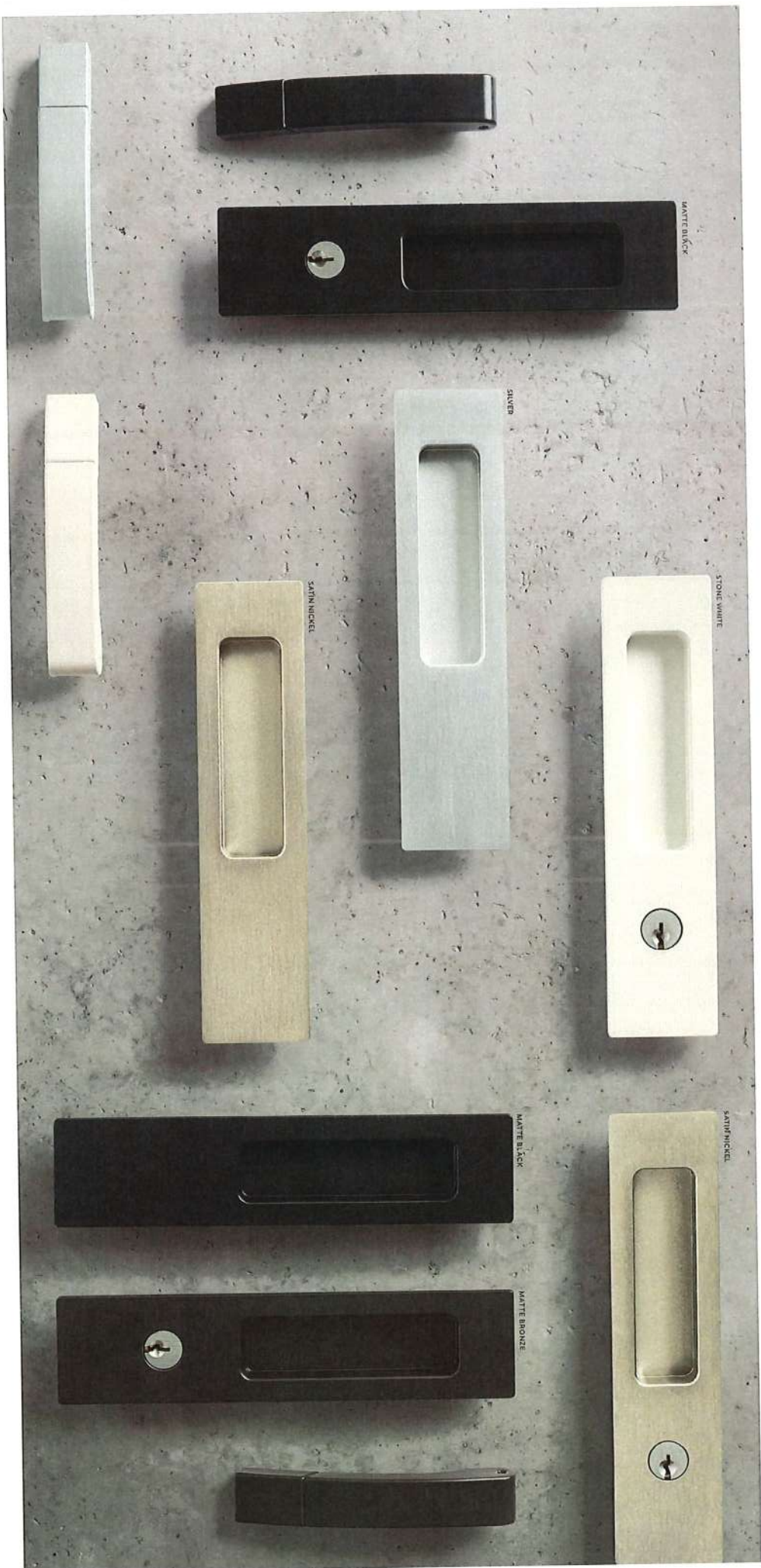


CURATED COLORS

Our intentionally selected color palette evokes the elemental nature of modern design. Choose split interior and exterior color finishes or matching finishes designed to coordinate.







## HARDWARE FINISHES

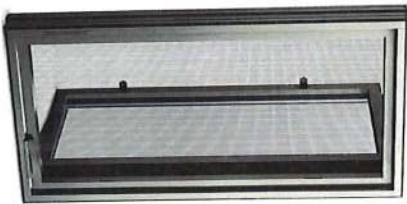
From low-profile handles to nested locks, our hardware is designed to complement clean, modern lines while delivering reliable performance. Select from a variety of finishes and styles to fit your vision.

Pictured above: Casement and Awning Crank Out hardware and MultiSlide door interior and exterior multipoint lock system handles.

SCREENS

All screens are intentionally designed for uninterrupted views, ease of use, and a sleek modern look.

*Pictured right: Modern Awning window*



CASEMENT AND AWNING PUSH OUT

- Concealed screen frame does not disrupt sightlines or view
- High transparency mesh
- Innovative latch color matched to the interior unit
- Concealed hinges support operability

CASEMENT AND AWNING CRANK OUT

- Concealed screen frame does not disrupt sightlines or view
- High transparency mesh
- Innovative latch color matched to the interior unit
- Lift in and out operability





THIS IS ONLY THE BEGINNING.  
EXPERIENCE IT AT  
YOUR MODERN DEALER TODAY.



KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

(KHC 2007-1)

COUNTY Franklin  
 RESROUCE # FRSF-848  
 EVALUATION N / Eligible: member of a group  
 SHPO EVALUATION \_\_\_\_\_  
 DESTROYED 0 / Unknown/not applicable

1. NAME OF RESOURCE (how determined): Melson House\*  
 3 / Significant persons or events associated with the property
2. ADDRESS/LOCATION:  
 411 Campbell Street, Frankfort, KY
3. UTM REFERENCE:  
 Quad Name: Frankfort West Date: 1990  
 Zone: 16 Method: C / Commonwealth Base Map  
 Easting: 685570 Northing: 4228934
4. OWNER/ADDRESS:  
 Jermaine & Vonda Greene  
 411 Campbell Avenue, Frankfort, KY
5. FIELD RECORDER/AFFILIATION:  
 Jayne C Henderson, Palmer Engineering
6. DATE RECORDED:  
 June 2010
7. SPONSOR:  
 City of Frankfort, KY
8. INITIATION:  
 1 / Survey and planning grant
9. OTHER DOCUMENTATION:  
☐ Survey ☐ HABS/HAER  
☐ KY Land ☐ Local Land  
☐ NR ☐ NHL
10. REPORT/NR REFERENCE:  
 Phase I 2010 South Frankfort Survey Project
11. ORIGINAL PRIMARY FUNCTION:  
 01: Residential/Domestic - A: Single Dwelling
12. CURRENT PRIMARY FUNCTION:  
 01: Residential/Domestic - A: Single Dwelling
13. CONSTRUCTION DATE: Estimated  
 3 / 1925-1949
14. DATE OF MAJOR ADDITIONS/MODIFICATIONS (specify):  
 None known
15. CONSTRUCTION METHOD AND MATERIAL:  
 Original/Primary: P1 / Concrete Block  
 Subsequent/Secondary: 00 / Undetermined/not applicable
16. DIMENSIONS:  
 Height: C: 2 Story Width: three bay  
 Depth: double pile Acreage: 0.20 acre
17. PLAN:  
 First: 0 / Other (specify)  
 Second: U / Undetermined/not applicable
18. STYLISTIC INFLUENCE:  
 First: 7: Modern c. 1920-present - 2: International  
 Second: 00: Unknown/not applicable

19. FOUNDATION:  
 Type: 2 / Continuous  
 Material: R / Poured Concrete
20. PRIMARY WALL MATERIAL:  
 Original: M / Stucco/plaster  
 Replacement: 0 / Undetermined/not applicable
21. ROOF CONFIGURATION AND COVERING:  
 Configuration: Q / Flat  
 Covering: 0 / Undetermined/n.a.
22. CONDITION:  
 E / Excellent-fully utilized
23. MODIFICATION:  
 1 / Little or no alteration, historic fabric largely intact
24. ARCHITECT/BUILDER:  
 Unidentified
25. PHOTOGRAPH FILE:



COMMENTS/HISTORICAL INFORMATION:  
 A small concrete block dwelling is at this location on the 1925 Sanborn map. This structure has its original louvered metal windows, original door and entrance elements, and original car port. It is identified as the Melson House in a South Frankfort Tour of Homes booklet.

Significance: Contributing property in proposed expanded South Frankfort Neighborhood Historic District.



KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

(KHC 2007-1)

COUNTY Franklin

RESROUCE # FRSF-848

EVALUATION N / Eligible: member of a group

SHPO EVALUATION \_\_\_\_\_

DESTROYED 0 / Unknown/not applicable

Continuation Sheet

FRSF-848



FRSF-848 car port



FRSF-848 front entrance

KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

(KHC 2007-1)

COUNTY Franklin

RESROUCE # FRSF-848

EVALUATION N / Eligible: member of a group

SHPO EVALUATION \_\_\_\_\_

DESTROYED 0 / Unknown/not applicable

Continuation Sheet

FRSF-848



FRSF-848 soffit



FRSF-848 metal louvered window







321 Ewing Street  
Special Capital Historic District

Jen Williamson, Applicant  
Greg & Jen Miklavcic, Owner

Request

In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, Jen Spangler Williamson d/b/a Spangler Williamson A+E on behalf of Greg & Jen Miklavcic, is requesting a Certificate of Appropriateness in order to modify the front porch for the property located at 321 Ewing Street. The property is more particularly identified as PVA Map Number 062-13-07-026.00.

Scope of Work

- Remove existing non-original covered front porch and replace with smaller covered front porch

Significance of Structure

The site is a contributing property to the South Frankfort National Historic District.

Guidelines – Special Capital Zoning District

17.10 – DESIGN GUIDELINES FOR EXTERIOR REMODELING

17.10.8 – PORCHES AND DECKS

- A. Porches or additions reflecting a later architectural style are often important to the building's historical integrity and shall be retained.
- B. Porches and steps appropriate to the building and its development shall be retained.
- C. When a new porch is added where one does not exist, the porch shall be compatible with the building in terms of the materials and their texture, color, scale and detailing.
- D. The detailing of the components of the porch, including roofs, railings and trim shall be compatible with the existing building.
- E. Decks on the rear and side elevations of a structure are permissible. These decks and porches shall follow the guidelines for new construction.

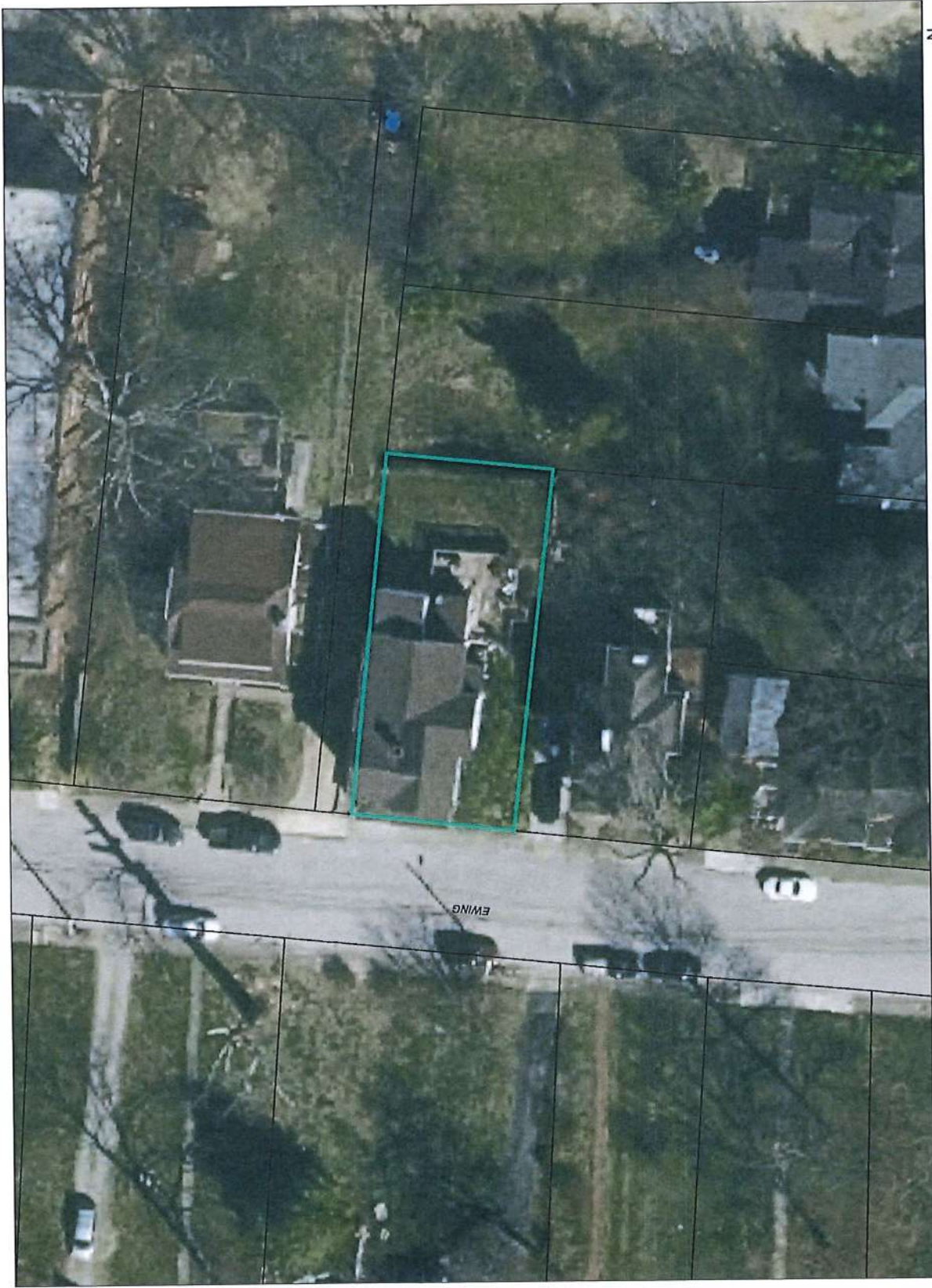
Staff finding: Positive. The proposed front porch is an improvement over the existing front porch and its design is compatible with the architecture of the structure. The removal of the existing porch will expose more of the historic façade of the building and the proposed smaller porch is more complimentary of the scale and massing of the structure.

Recommendations

Staff recommends approval of the Certificate of Appropriateness with the following conditions.

1. A building permit shall be obtained prior to work commencing on the proposed project.
2. Any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued.
3. All exterior work conducted as a part of this approval shall conform to the design and drawings contained within this report.





0 25 50 Feet















321 Ewing Street

Page 6

Attachments

1. Project drawings
2. Historic survey form

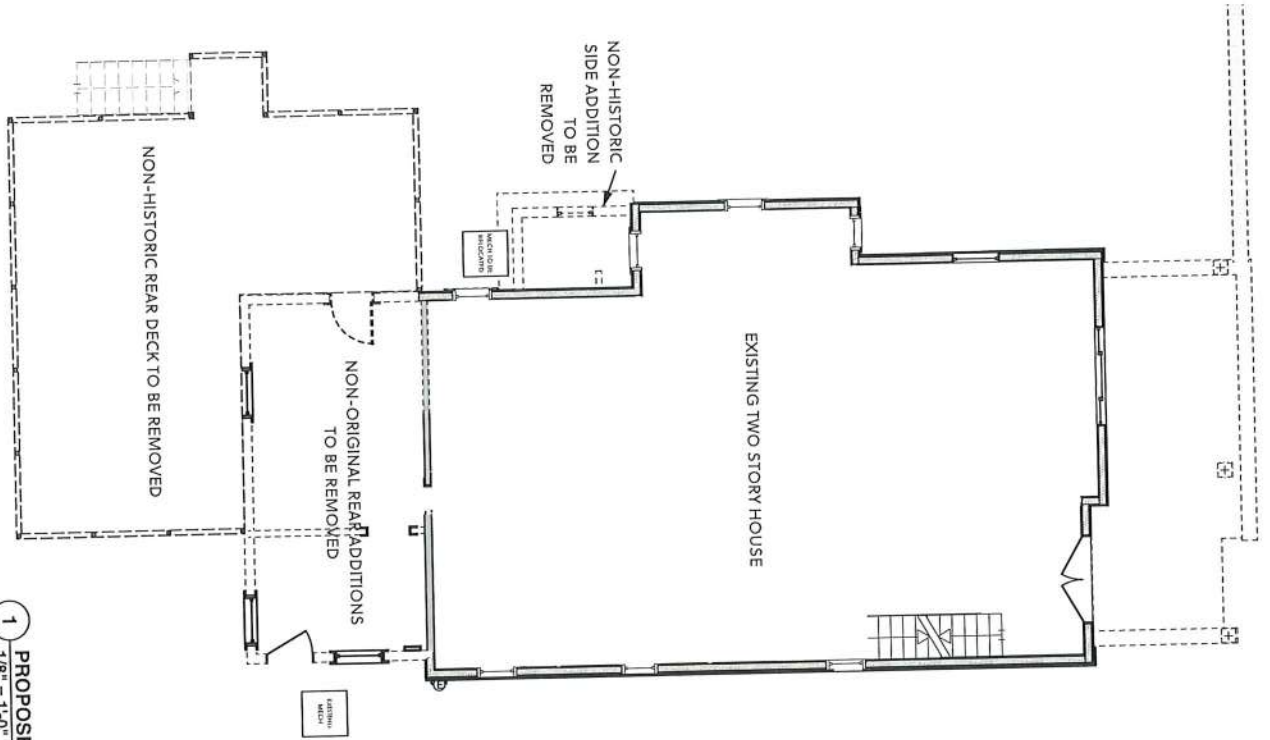


20004	6/8/2020
<p>INTERIOR REMODELING AND REHABILITATION PLAN FOR</p> <p><b>MIKLAVCIC RESIDENCE</b></p> <p>321 Ewing St, Frankfort, KY 40601</p> <p><b>STREETVIEW proposed alt 1</b></p> <p>www.spanglerwilliamson.com 407 Whapping Street, Frankfort, KY 40601 (502)682-7954</p>	
ARB REVISED	
<b>ARB-2a</b>	

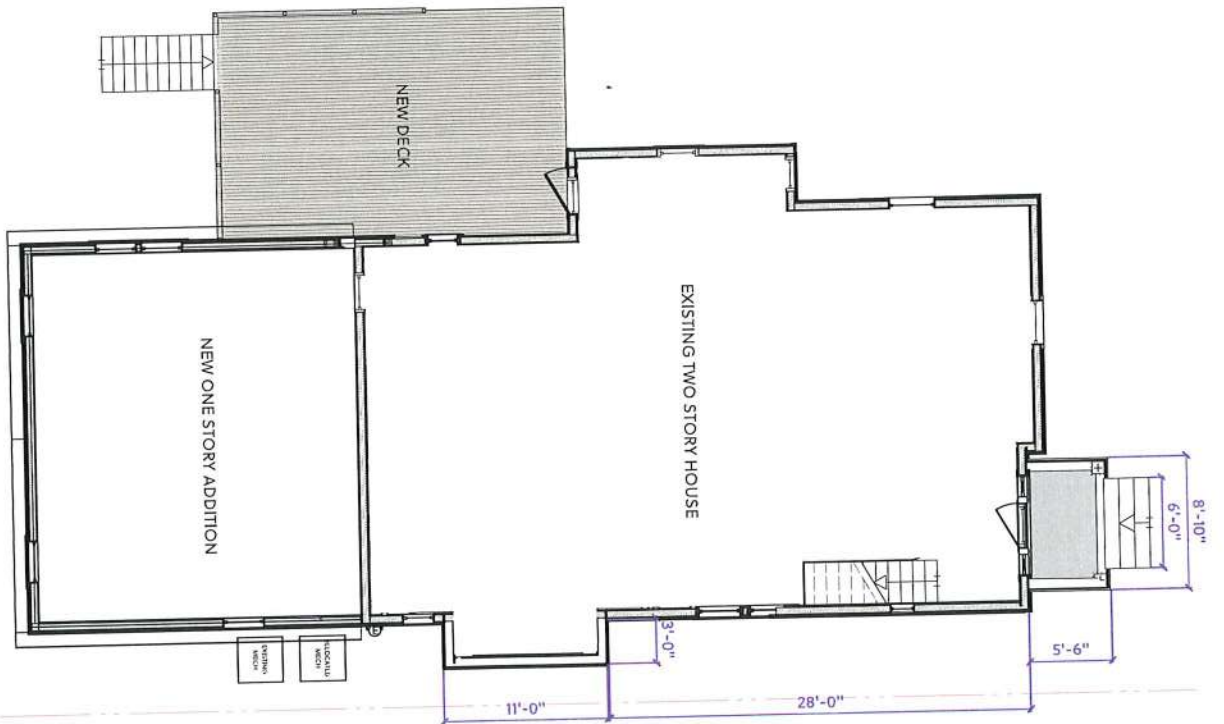




2	Drawing Title
1152	INTERIOR REMODELING AND REHABILITATION PLAN FOR
20004	MIKLAVCIC RESIDENCE
6/8/2020	321 Ewing St, Frankfort, KY 40601
	STREETVIEW proposed alt 1
	www.spanglenwilliamson.com 407 Wapping Street, Frankfort, KY 40601 (502) 682-7954
	ARB REVISED
	ARB-2a

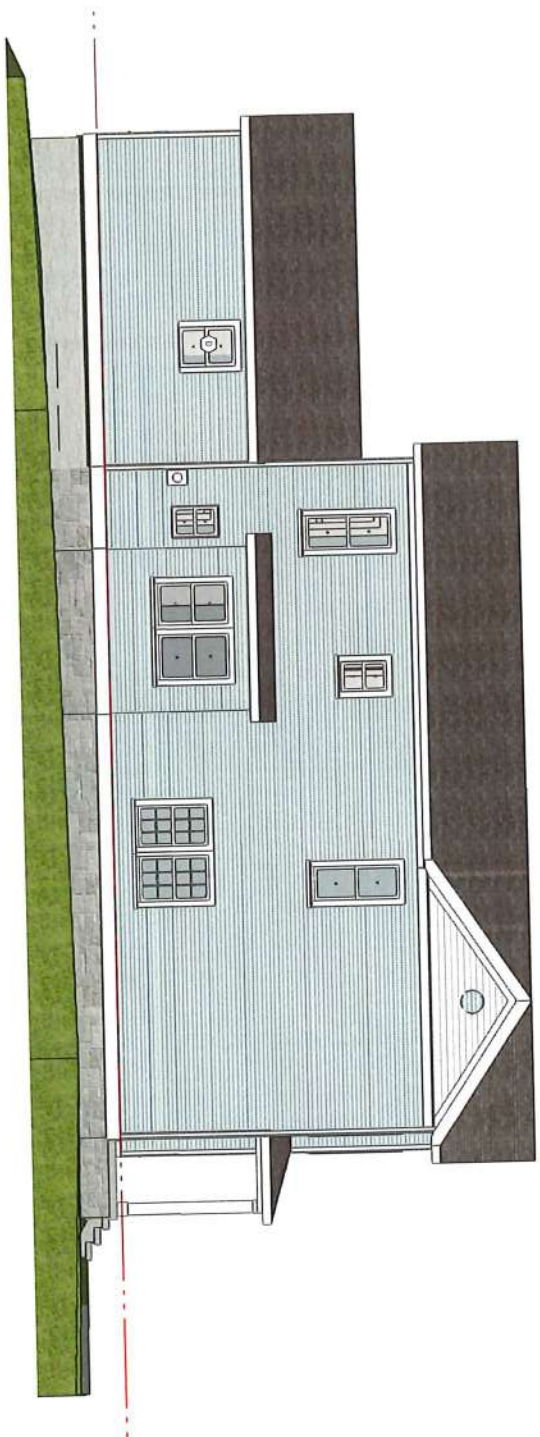


1 PROPOSED DEMO PLAN  
1/8" = 1'-0"



2 PROPOSED DEVELOPMENT PLAN  
1/8" = 1'-0"





9 NORTH ELEV  
1/8" = 1'-0"



5 FRONT ELEVATION PROPOSED  
1/8" = 1'-0"

# KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

(KHC 2011-1)

COUNTY Franklin

RESOURCE # FRSF-583 EL

EVALUATION N / Eligible: member of a group

SHPO EVALUATION \_\_\_\_\_

DESTROYED \_\_\_\_\_

1. NAME OF RESOURCE (how determined):  
0 / Unknown/not applicable

2. ADDRESS/LOCATION:  
321 Ewing Street  
Frankfort, KY 40601

3. UTM REFERENCE:  
Quad Name: Frankfort West Date: 1997  
Zone: 16 Method: G / GPS Unit  
Easting: 685556 Northing: 4229387

4. OWNER/ADDRESS:  
062-13-07-026.00  
Gregg & Jennifer Miklavcic  
321 Ewing Street  
Frankfort, KY 40601

5. FIELD RECORDER/AFFILIATION:  
Janie-Rice Brothier/Kentucky Archaeological Survey (KAS)

6. DATE RECORDED: 11-1-12

7. SPONSOR: City of Frankfort

8. INITIATION: 2 / CLG

9. OTHER DOCUMENTATION:  
☐ Survey ☐ HABS/HAER  
☐ KY Land ☐ Local Land  
☐ NHL ☐ NR

10. REPORT/NR REFERENCE:  
South Frankfort Phase IV Survey

11. ORIGINAL PRIMARY FUNCTION:  
01: Residential - A: Single Dwelling

12. CURRENT PRIMARY FUNCTION:  
01: Residential - A: Single Dwelling

13. CONSTRUCTION DATE: Estimated 5: 1875-1899  
Documented:

14. DATE OF MAJOR ADDITIONS/MODIFICATIONS (specify):  
0: Undetermined enclosed porches, repl. win./doors, wood deck (2001)

15. CONSTRUCTION METHOD AND MATERIAL:  
Original/Primary: W3 / Frame type unknown  
Subsequent/Secondary: W3 / Frame, type unknown

16. DIMENSIONS: Height: C: 2 Story  
Width: 4 bay Depth: ~3 piles Acreage:

17. PLAN:  
First: U / Undetermined/not applicable  
Second: \_\_\_\_\_

18. STYLISTIC INFLUENCE:  
First: 5:V: Vernacular-TOC  
Second: \_\_\_\_\_

19. FOUNDATION:  
Type: 2 / Continuous  
Material: S / Stone

20. PRIMARY WALL MATERIAL:  
Original: 0 / Undetermined/NA  
Replacement: Y / Vinyl siding

21. ROOF CONFIGURATION AND COVERING:  
Configuration: D / Cross gable  
Covering: 5 / Asphalt shingle

22. CONDITION:  
G / Good-in good state of repair

23. MODIFICATION: 2 / Moderate alteration

24. ARCHITECT/BUILDER:

25. PHOTOGRAPH FILE:  
FRSF-583EL\_001- 004

26. WINDOWS: ☐ Original ☒ Replacement  
Type: Vinyl Sash Configuration: simulated 2/2 d.h. all elevations

27. OUTBUILDINGS: No Number and type:



## COMMENTS/HISTORICAL INFORMATION:

According to city directories, G. D. Fendley (travel agent) lived here in 1914-1926, T.R. Lyons/C.J. Brown in 1932, Mrs. Evelyn B. Adams (1945) and Aaron Paul (1954). The house appears on both 1912 and 1925 Sanborn maps with its right-projecting gable oriented bay. Character-defining features include its form, fenestration, and partial width front porch. This is a two story, frame house with DD-W/W fenestration. The house has a main, side gable portion with a gable oriented projecting bay at the right side of its façade. Façade bays are sheltered by a partial width, hipped roof front porch with battered wooden supports on a solid concrete block balustrade. Shutters are replacements and front doors are French replacements. At the right side of the façade is a picture window. At the rear of the side gable portion is a two story, gable oriented portion. (cont - see cont sheet)



28. SUPPORT RESOURCES:

SITE PLAN KEY	FUNCTION	CONSTRUCTION DATE	METHOD/MATERIAL

29. SITE PLAN (Complete if #27 was answered or if you are using sub-numbers):

30. MAP (Scan or attach copy of map showing exact location of resources):



COUNTY Franklin  
RESOURCE # FRSF-583 EL  
GROUP #         
IDENTIFICATION         
INTENSIVE         
CATEGORY #s         
PAGE 1 OF 1 PAGES

KENTUCKY HISTORIC RESOURCES  
CONTINUATION SHEET  
(KHC 91-4)

Comments/Historical Information (cont): At the right side is a two story, gable roof projecting bay. In the rear corner of the projecting bay is what appears to be a shed roof enclosed porch. At the far rear of the house are what appear to be a two story, shed roof enclosed porch and a single story, shed roof enclosed porch. The house has an interior, brick chimney flue near the junction of the front and side gable portions. This house is considered contributing within the South Frankfort Neighborhood Historic District.



(Above-left) This is a W elevation showing the façade of the house. (Above-right) This is a N/W elevation showing the left side and façade of the house. (Below) This is a W/S elevation showing the façade and right side of the house. Note the enclosed rear porches and replacement windows.





416 Capital Avenue  
Special Capital Historic District

John Clark, Applicant/Under Contract to Purchase

### Request

In accordance with Articles 4 and 16 of the City of Frankfort Zoning Ordinance, John Clark is requesting a Certificate of Appropriateness to construct a new single-family dwelling for the property located at 416 Capital Avenue. The property is more particularly identified as PVA Map Number 062-31-06-004.00.

### Scope of Work

The applicant is under contract to purchase the lot located at the corner of West 4<sup>th</sup> Street and Capital Avenue. This proposal is to construct a 2,800 sq. ft. two-story single-family home on concrete slab. The proposed house is designed by Deltec Homes, which is best known for producing energy-efficient, round houses. These houses slightly resemble octagonal houses that were popular in the mid-to-late-19<sup>th</sup> Century.

The applicant has stated that the design company will not begin final design, engineering, and architectural processes without a nominal deposit, and therefore cannot submit final drawings at the current time. The applicant would like a preliminary approval at this time to begin the process and allow the applicant to present final drawings for a final review to this Board at a future meeting.

The structure will consist of a 39' diameter main body with a two-story 16'x16' crescent wing and an 8'x8' entry porch. The house will stand nearly 25' tall and an 8' deck with a 2'-3' overhang will surround the main body broken by the wing and porch.

The house will be highly fenestrated with wood windows and doors. The roof will feature architectural asphalt shingles and half-round gutters and round downspouts. Original basement walls and remaining stone on the property will be repurposed. Fiber-cement lap board siding will cover the exterior.

The front elevation of the structure will face West Fourth Street and will have the following setbacks.

- |                           |             |
|---------------------------|-------------|
| • West Fourth Street: 72' | • Side: 75' |
| • Capital Avenue: 63'     | • Rear: 36' |

### Background

The property is the former site of "The Magnolias," a substantial brick-veneered house which burned in 1912; the lot has remained vacant since. The house was oriented to West Fourth Street. The site does retain its historic metal and stone perimeter fence and what appear to be portions of foundations.

### Significance of Structure

The site is a contributing property to the South Frankfort National Historic District.

### Guidelines – Special Capital Zoning District

17.11 – DESIGN GUIDELINES FOR NEW CONSTRUCTION OR MOVING OF A STRUCTURE INTO THE HISTORIC DISTRICTS

- A. Proportion of Building's Street Front Façade: The existing relationship between the width and height of the street front elevation(s) of the building (s) in the immediate area shall be maintained.

- B. Proportion of Windows and Other Openings Within the Façade: The relationship of width to height of windows, doors and other openings of the facades of building(s) in the immediate area shall be maintained.
- C. Rhythm of Solids in Street Front Facades: Rhythm being an ordered recurrent alternation of strong and weak elements. Moving by an individual building, one experiences a rhythm of masses to openings. This rhythm shall be maintained.
- D. Rhythm of Spacing of Buildings Along Streets: Past a sequence of buildings, one experiences a rhythm of recurrent building masses to spaces between them. This rhythm shall be maintained.
- E. Rhythm of Entrance and/or Projections: The relationships of entrances to sidewalks. Moving past a sequence of structures, one experiences a rhythm of entrances and projects (such as porches) at an intimate scale. This rhythm shall be maintained.
- F. Relationship of Materials: Within the immediate area, the predominant material may be brick, stone, stucco, wood siding or other material. This relationship shall be maintained.
- G. Relationship of Textures: The predominant texture within an area may be smooth, rough, horizontal, vertical or other texture or a combination of these textures. This relationship shall be maintained.
- H. Relationship of Color: Within an area, the predominant color may be that of natural materials, or the patina of materials colored by time. The accent of blending colors of trim may also be predominant. This relationship shall be maintained.
- I. Relationship of Architectural Details: Predominant details within an area may include cornices, lintels, arches, quoins, balustrades, wrought iron work, chimneys, and other significant design elements. The relationship of architectural details shall be maintained.
- J. Walls of Continuity: Within an area, physical elements, such as brick walls, wrought iron fences, landscaping masses, building facades, or combinations of these, may form a cohesive enclosure or sense of enclosure along a street. These walls of continuity shall be maintained.
- K. Relationship of Landscaping and Landscape Elements: There may be a predominance of a particular quality and quantity of landscaping and landscape elements within an area. These landscaping and landscape elements may combine to provide a certain mass and continuity. This relationship shall be maintained.



- L. Ground Cover: Within an area, there may be a predominance in the use of ground cover, such as brick pavers, cobble stones, granite blocks, tabby grass, moss, or other materials. The predominance of these materials shall be maintained.
- M. Scale and Units of Scale: Scale, within an area, is created by the size of structures, landscaping, landscaping elements, and architectural details which may relate to the human size, monumentality or some other order of proportion. Scale is also determined by structural, landscape or other such masses and their relationships to open space. The predominant elements of scale may be brick or stone units, windows or door openings, porches or balconies, landscape massings, roof pitches, eave lines, etc. The ambient scale of an area and its units of scale shall be maintained.
- N. Directional Expression of Building Facades: Structural shape, placement of openings, and architectural detailing may provide a predominantly vertical, horizontal, or a non-directional character to the building facades.

#### Findings

Staff finds that the proposal falls within Guideline 17.11.D as the "rhythm of recurrent building masses to spaces between them" will be maintained. The existing wrought iron fencing with brick columns and entrances onto the property from the sidewalk will be maintained, which meets Guidelines 17.11.E and 17.11.J. The existing landscaping, which features several mature trees, will remain, meeting Guideline 17.11.J and 17.11.K. Ground cover in the area consists of plant material, concrete, and asphalt; the proposal will reflect this with a concrete driveway and an abundance of vegetation, meeting Guideline 17.11.L.

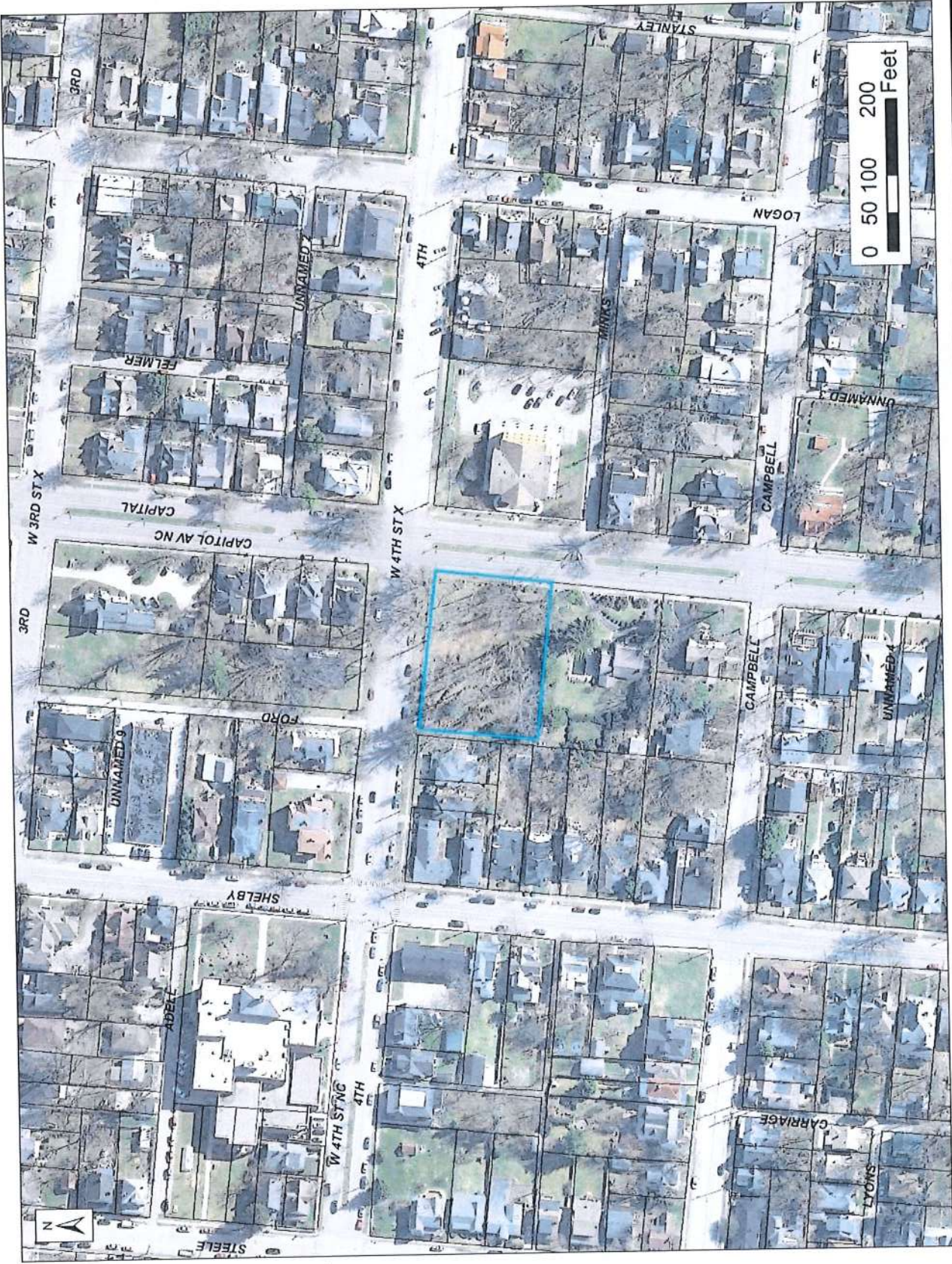
Materials within the area feature a mix of siding (lap wood, vinyl, aluminum, and asbestos) and brick. The proposed material is a fiber cement board exterior and the remaining foundation stone will be reused, falling within Guidelines 17.11.F and 17.11.G. The area features an amalgam of colors, and the proposed grey siding will not detract from the area, meeting Guideline 17.11.H. The "relationship of width to height of windows and doors" is similar to those found in the area, meeting Guideline 17.11.B. While the size, scale, and design of the building does not keep with the surrounding area, Staff finds that this is less critical as the new structure is located away from the street and from the surrounding buildings as recommended by the Secretary of Interior. The location of the structure will somewhat follow the setbacks of the previous structure and will not block the primary elevations of other buildings in the area, which is also recommended by the Secretary of Interior. The Secretary also recommends that historic landscapes and significant viewsheds be preserved and Staff finds that this proposal meets this recommendation.

Recommendations

Staff recommends approval of the Certificate of Appropriateness with the following conditions.

1. This approval is preliminary and for the general design, shape, and siting of the proposed structure.
2. The applicant shall present final drawings and design plans to the Board after they have been completed by the architect.
3. No building permit shall be issued nor any construction begin stemming from this approval until the final design has been presented to and approved by this Board.

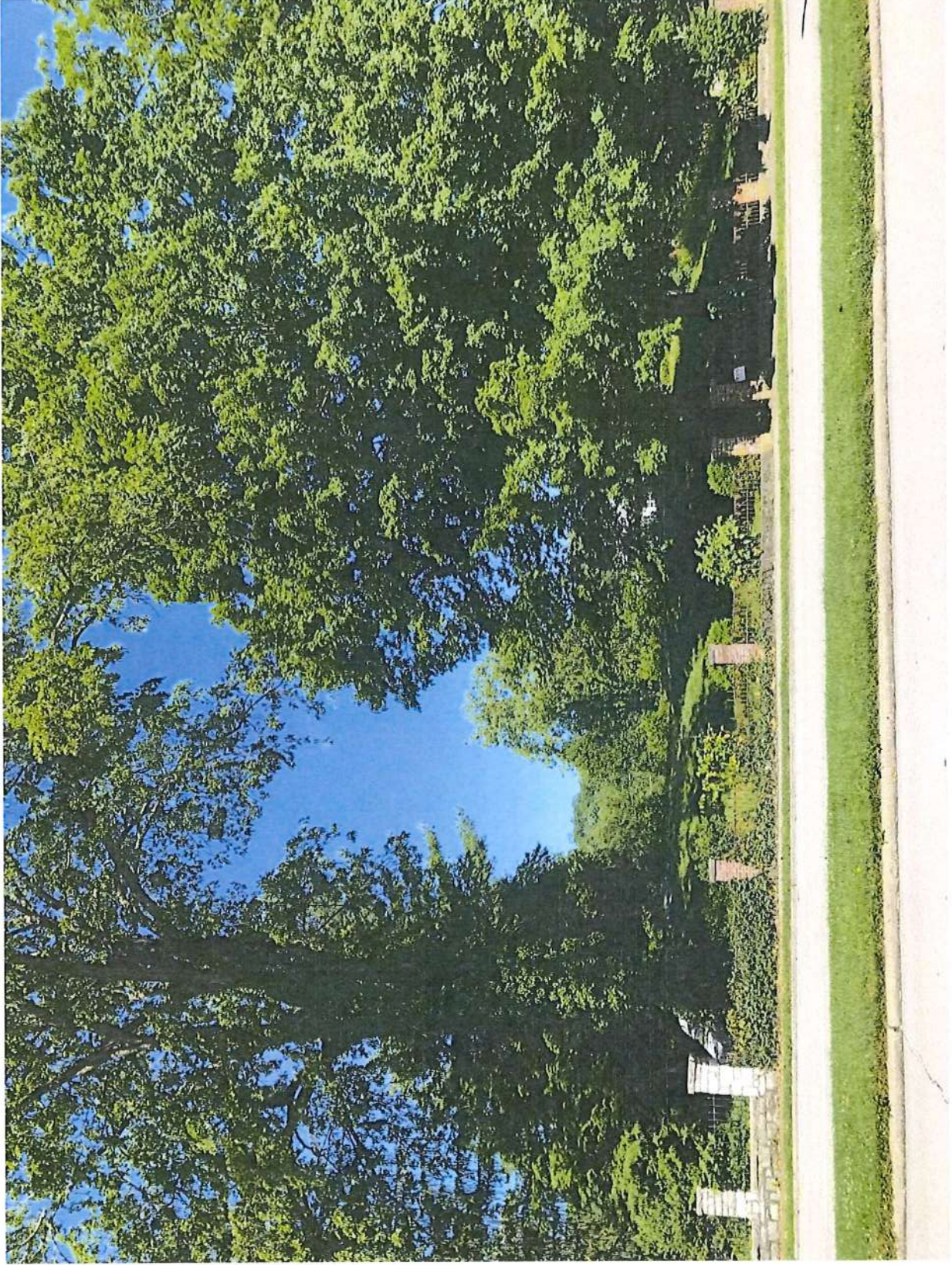












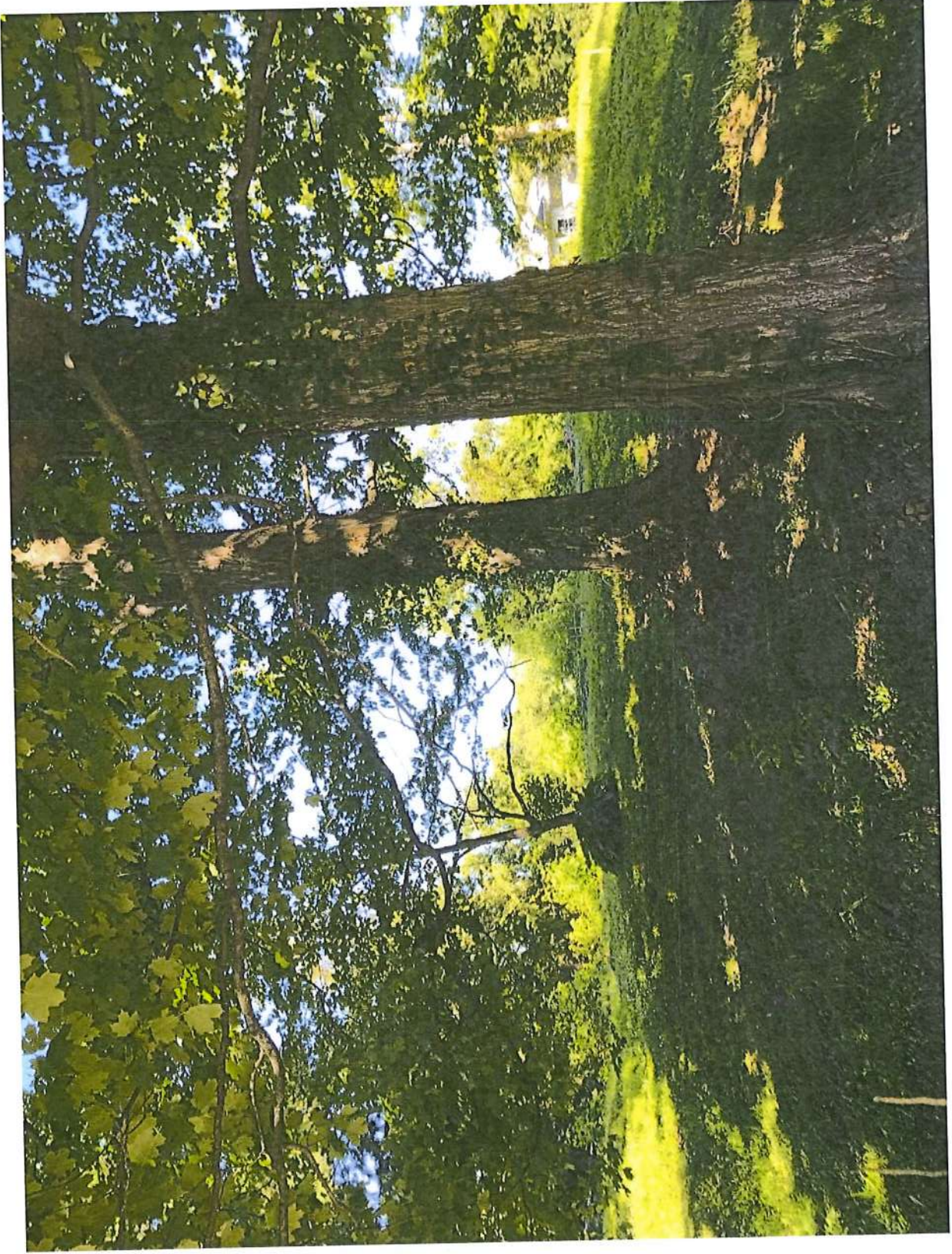








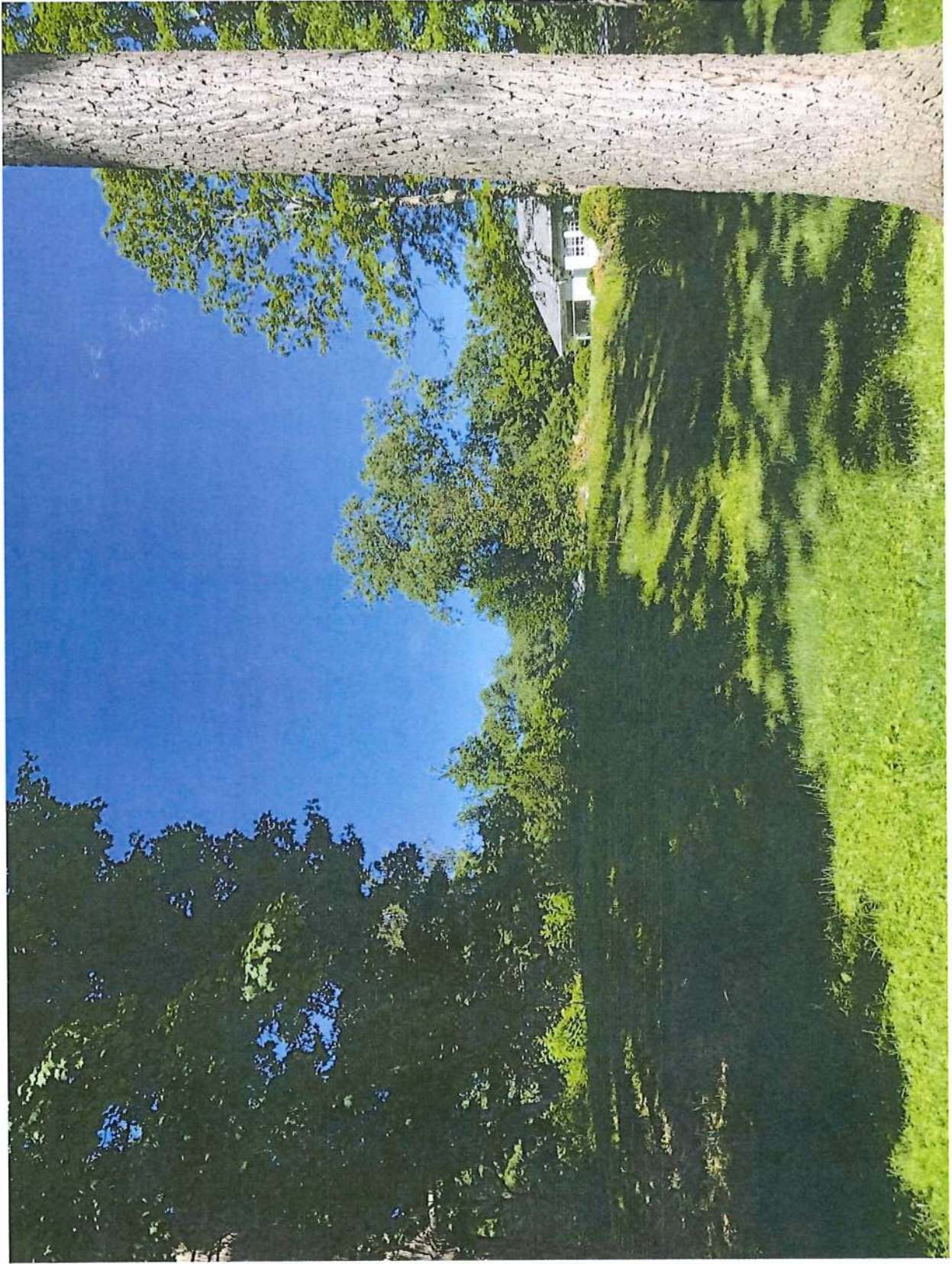




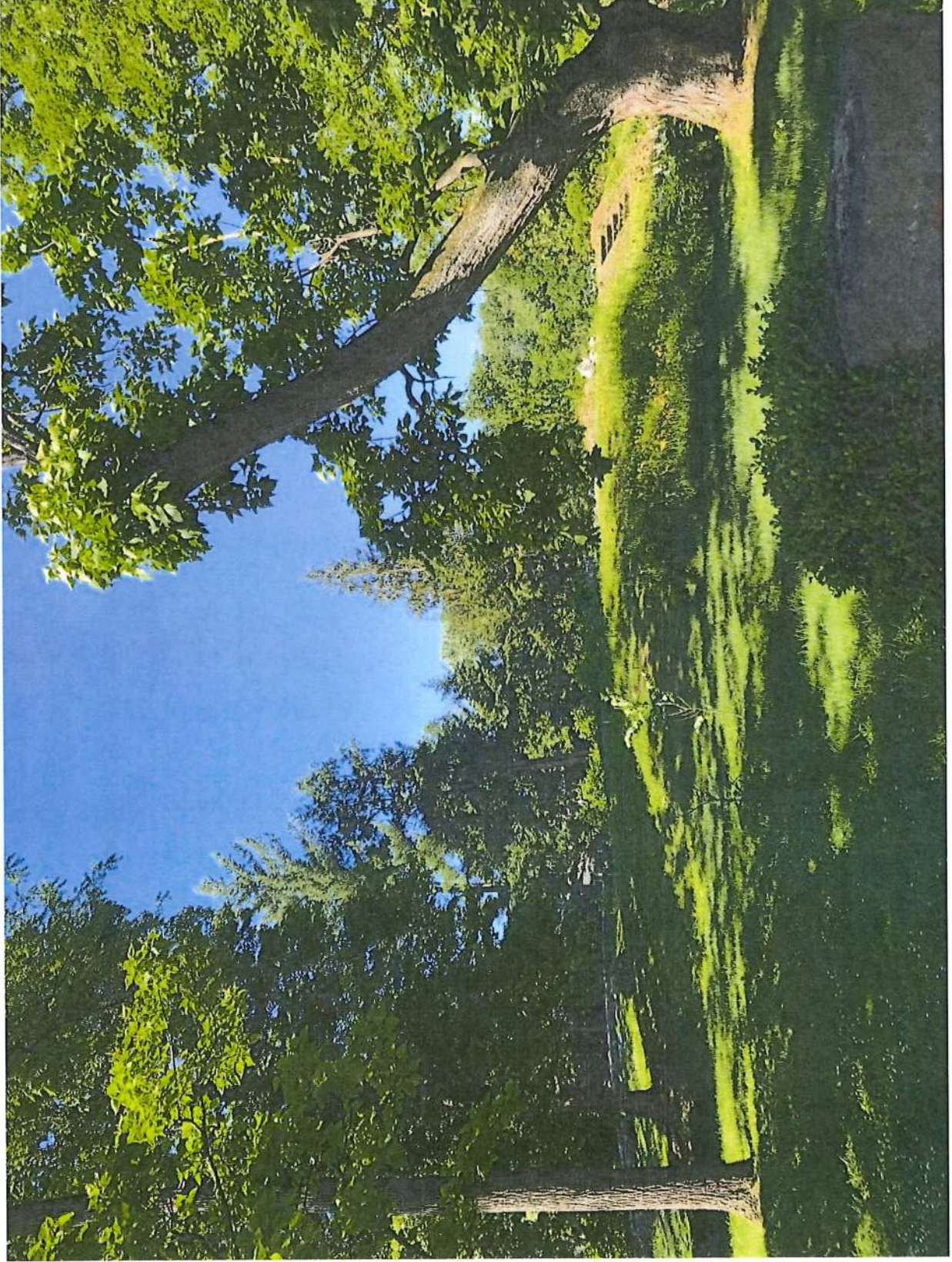
June 16, 2020

ARB 2019-10

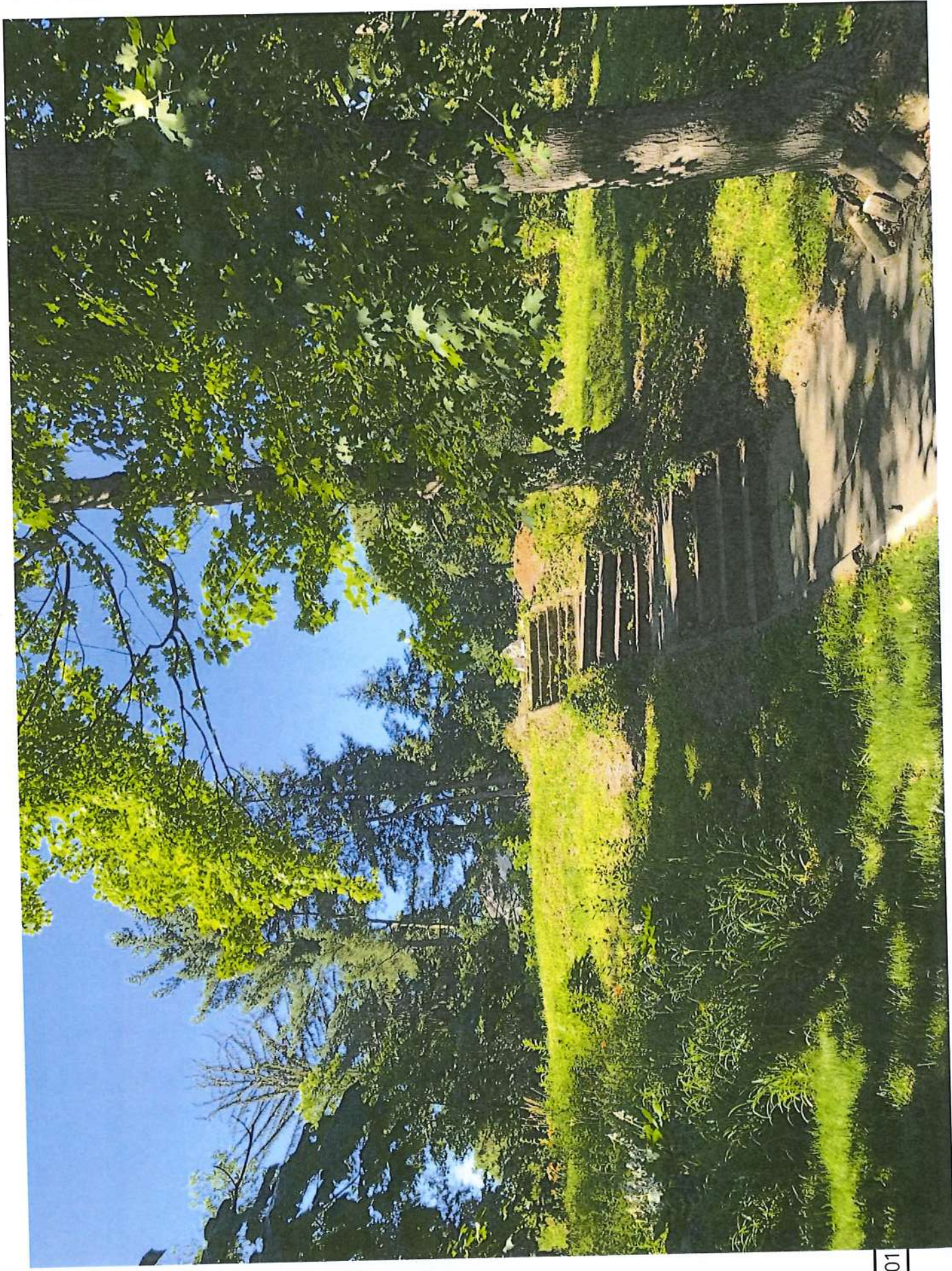
















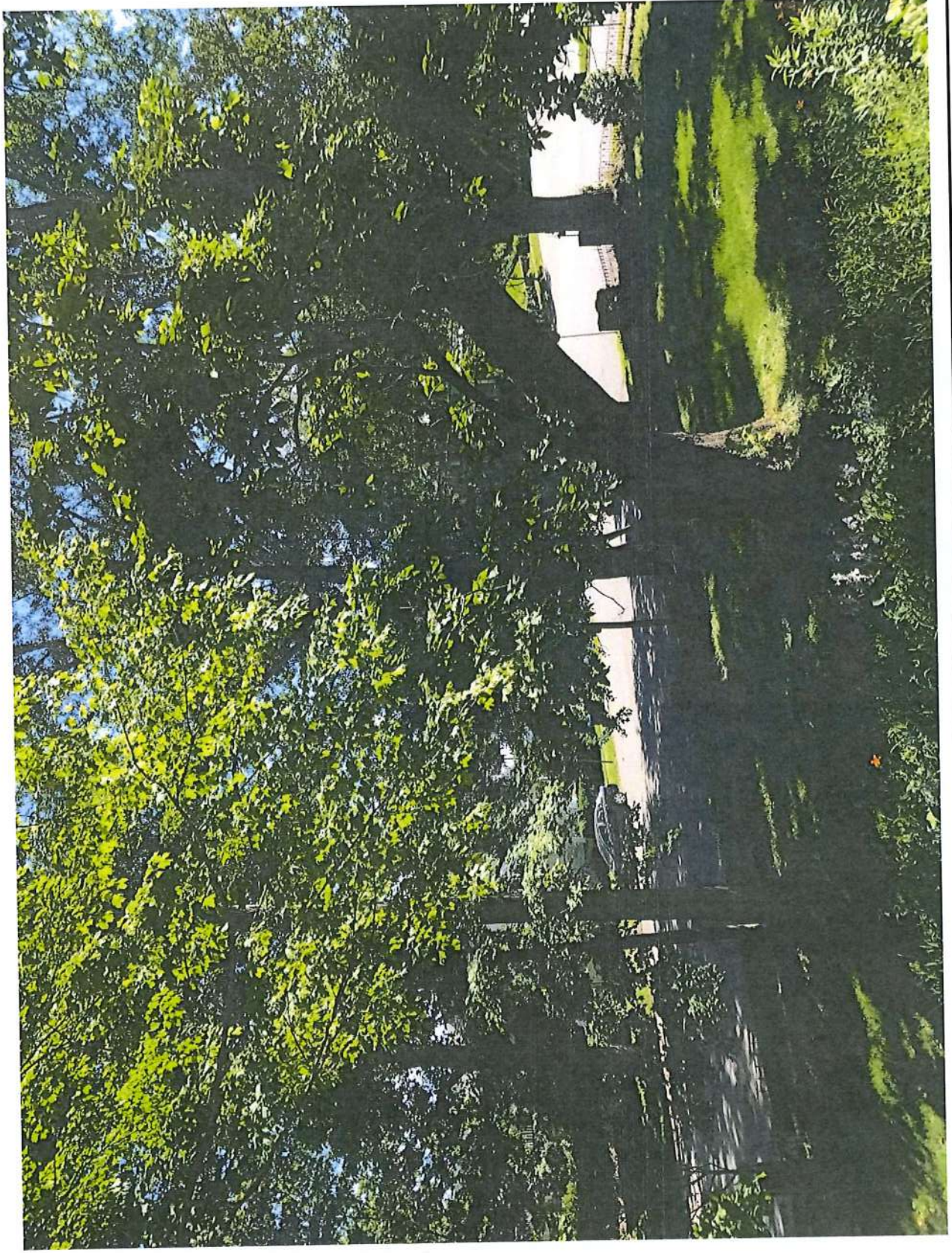




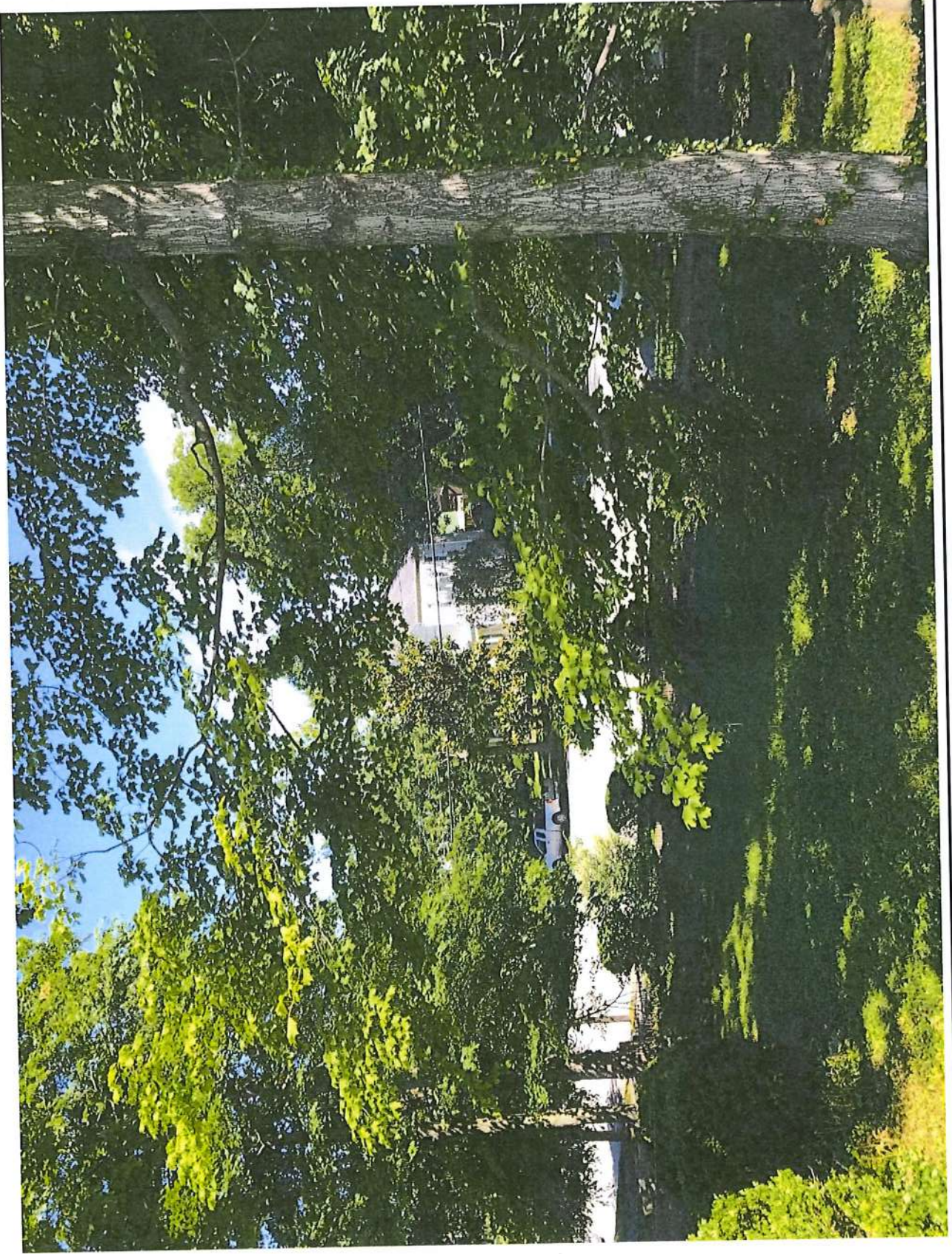








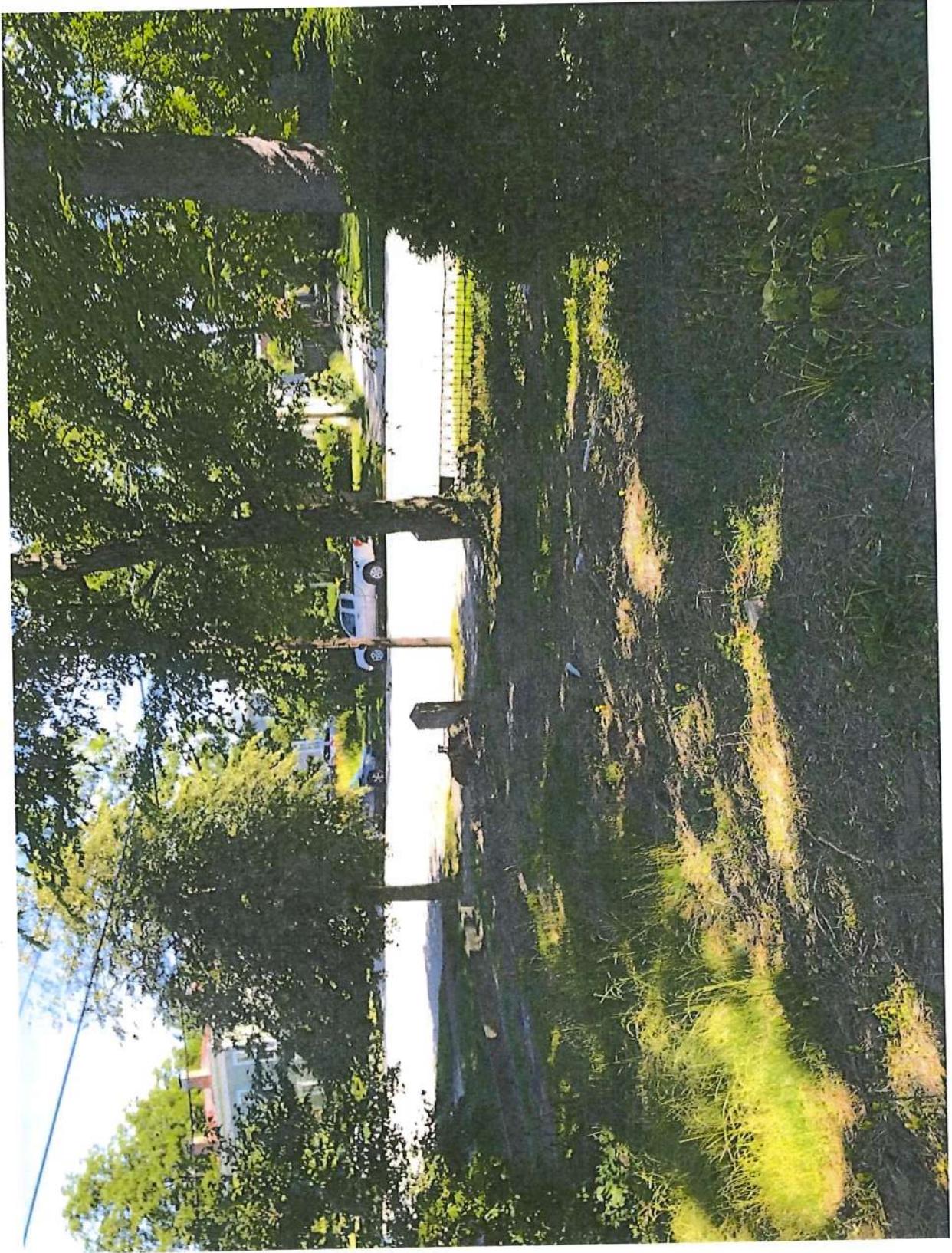




























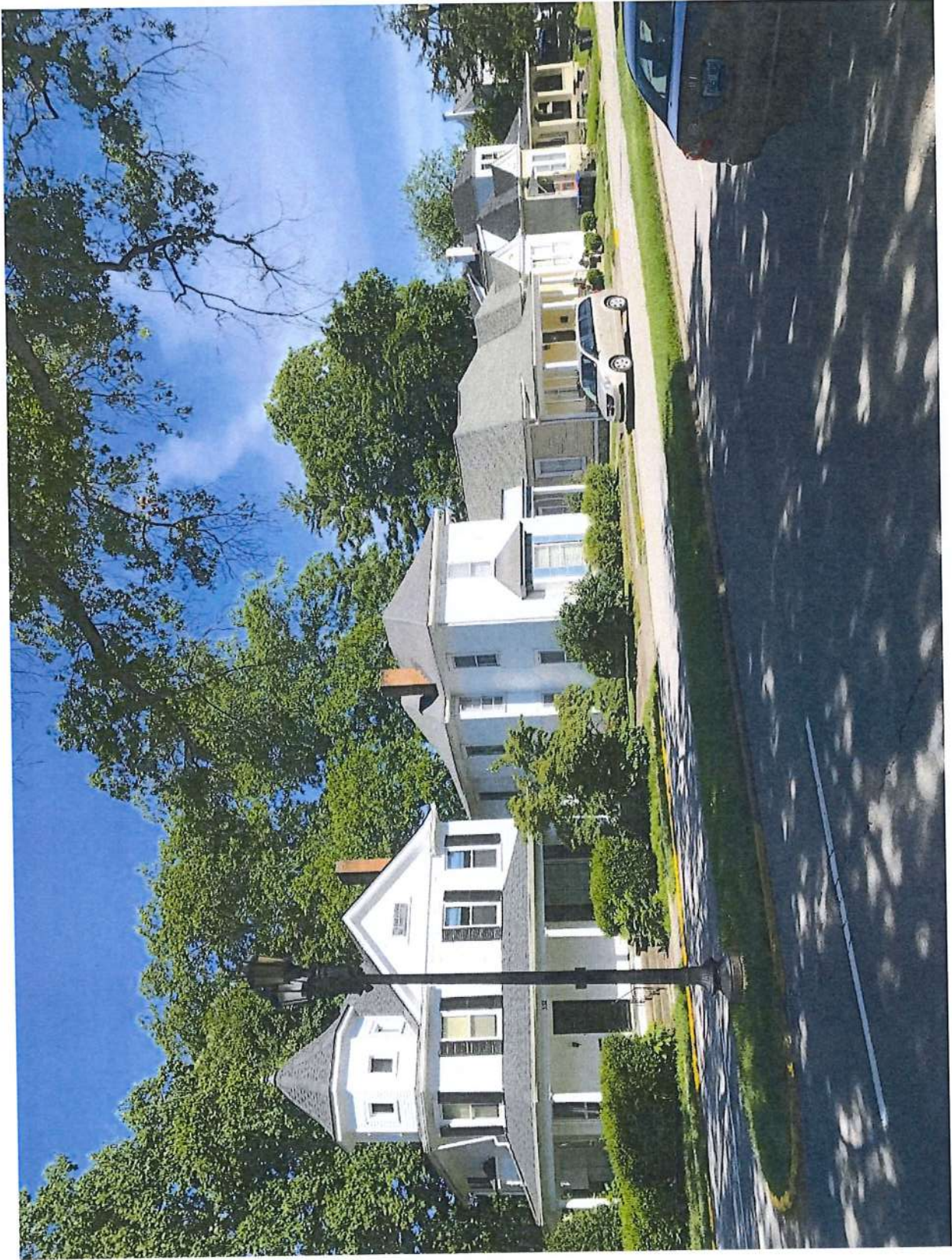




























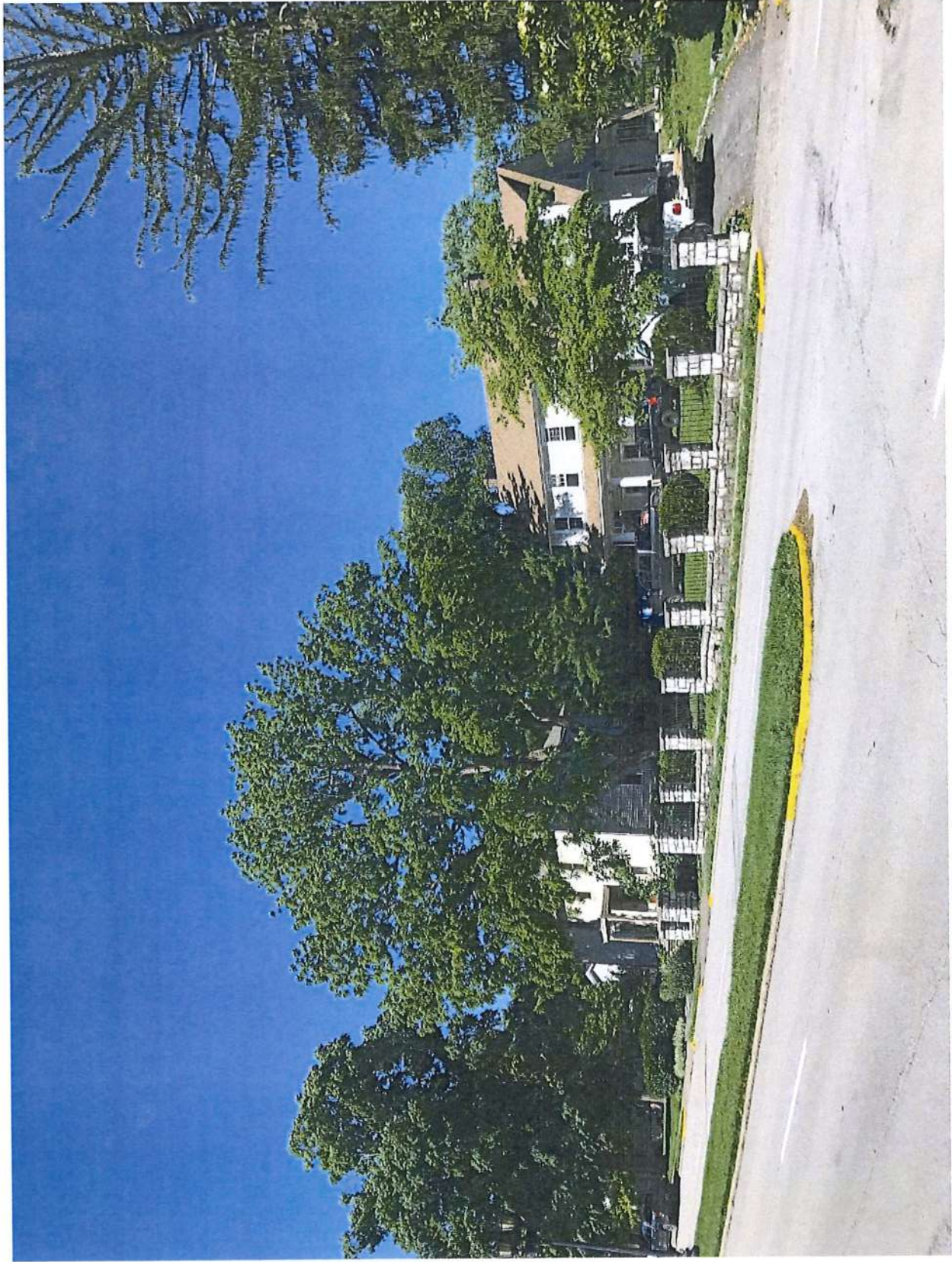








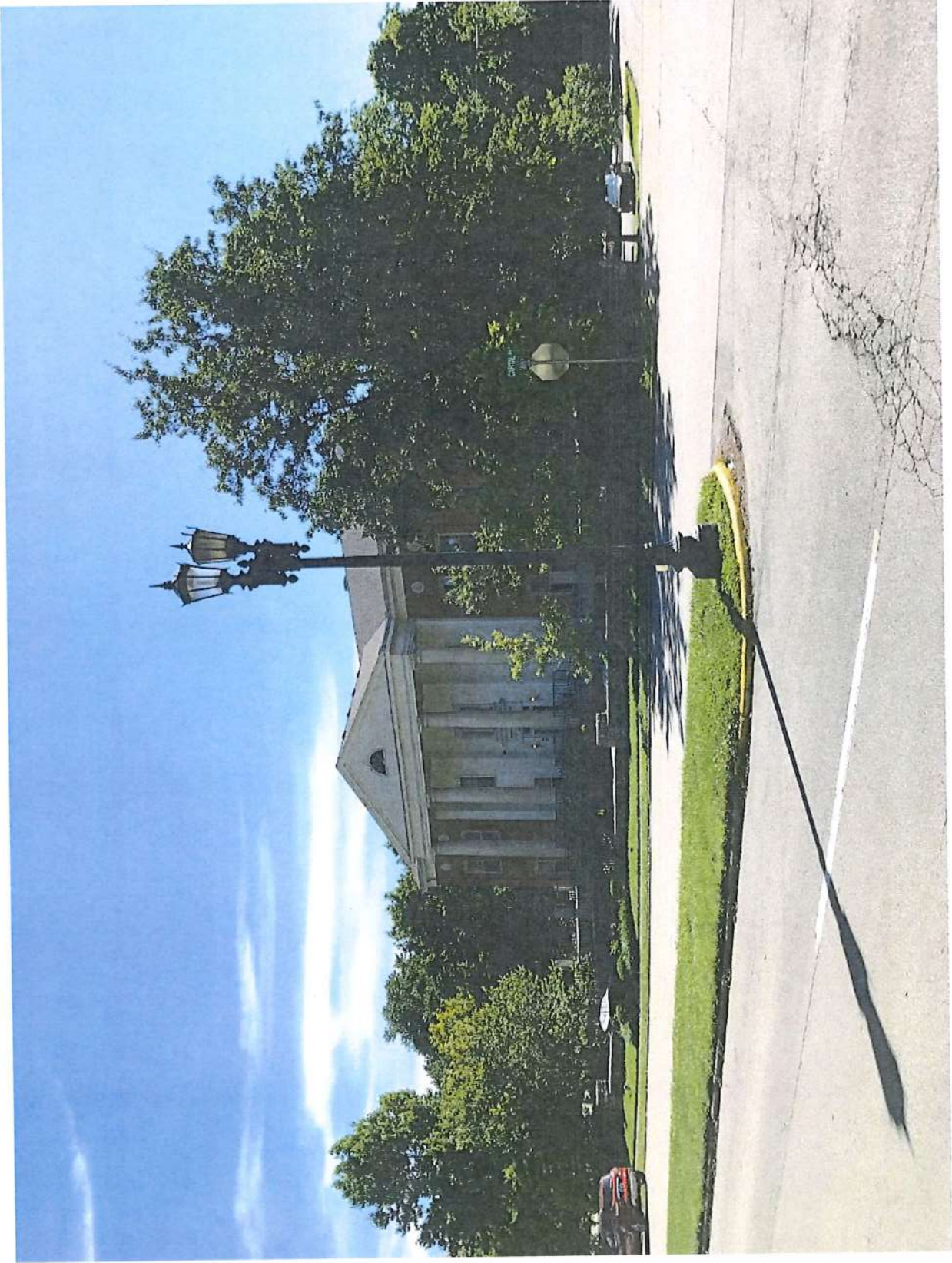
































Longfellow-Hastings Octagon House in Pasadena, CA (constructed in 1893)





Hyde Octagon House in Friendship, NY (constructed 1848)





Octagonal House in Barrington, IL (constructed 1850)







Attachments

1. Preliminary drawings and renderings of proposal
2. *New Construction within the Boundaries of Historic Properties* – Secretary of Interior
3. Historic survey form



To whom it may concern,

We are proposing a new house construction on the vacant lot now addressed at 416 Capital Avenue. The house will sit in the same location as the original home that burnt down in 1912 as the story goes. By building on the original spot, we will retain the original driveway, bushes, trees, entrances and footpaths that have endured all this time. Additionally, we will be restoring the fence in a near identical fashion to keep as much of the history as possible. Similarly, the proposed house will be a 2-story, with main entrances in the same orientation as the original residence.

We would like to build a Deltec shell as they provide cutting edge technology, high energy-efficiency and top-quality materials that match historic aesthetics while providing superior durability. Unfortunately, Deltec will not begin the design, engineering and architectural processes without a nominal deposit. Therefore, without ARB approval, we cannot at this time submit final drawings. A soft approval now will begin the process and allow us to present such drawings and plans for final review at the next meeting.

The proposed house is currently 2,767 square feet on slab. This will consist of a 39' diameter main body, with a 2-story 16'x16' crescent wing nestled by the Dogwood tree and an 8'x8' entry porch in the same location as the original house side entryway. The house will stand nearly 25' tall at the apex. An 8' deck will surround the main body, broken by the wing and porch. The roof will feature architectural shingles and drain into half round gutters. Numerous wood-clad windows and wood-clad sliding doors will fill the house with light. The original basement walls and other remaining stone will be removed and set aside to be repurposed in an appropriate and visible manner. The removal of the original basement walls will ensure a sound, engineered foundation as time may have compromised the structural integrity of the remains.

Please consider this novel home that will feature historic aesthetics and period-specific qualities. Our dream is to bring this lot back to life and preserve as much history as possible, while adding a green home that stands the test of time. We appreciate the opportunity to present this to the community.

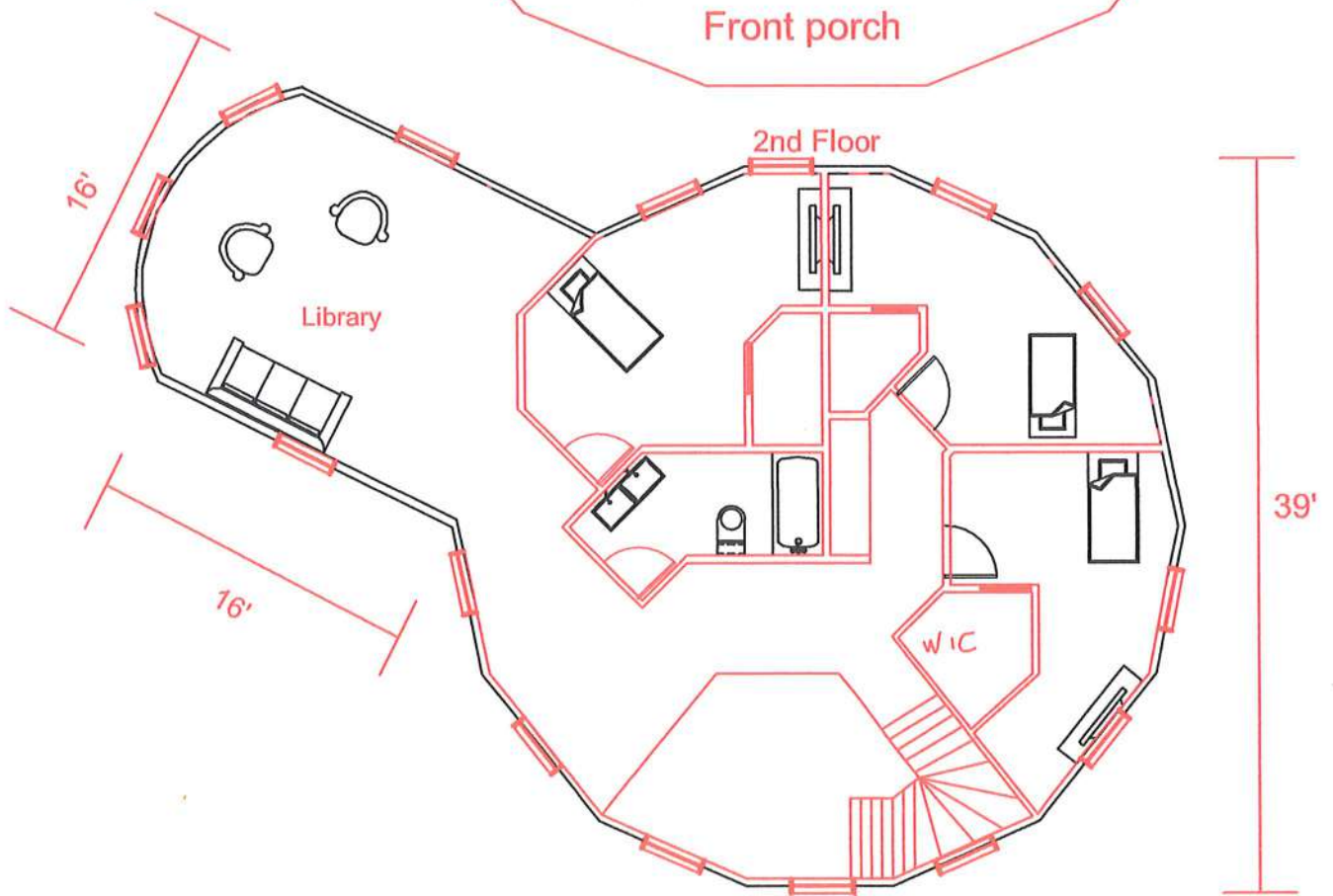
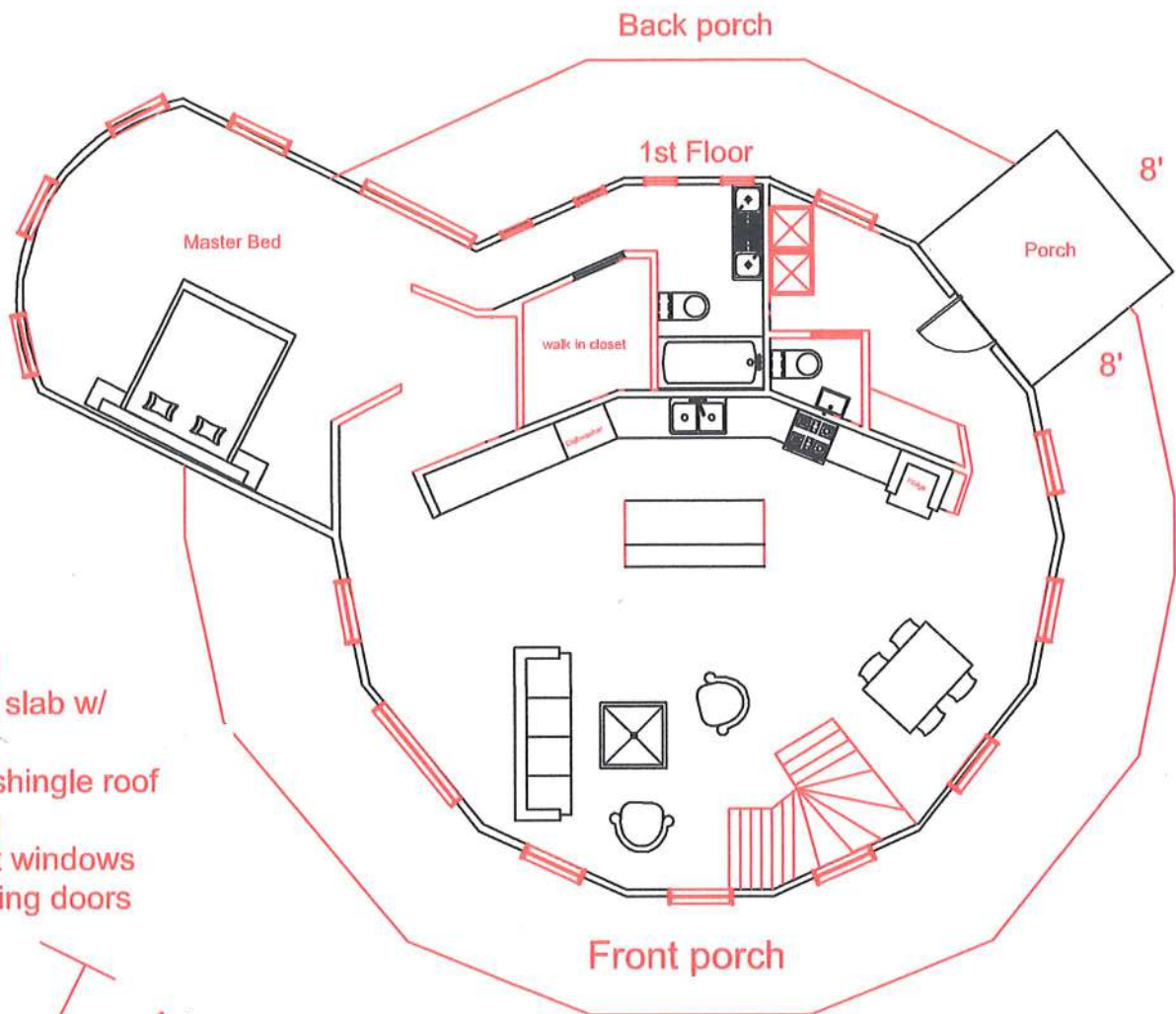
Most Sincerely,

John and Abby Clark



2767 sq ft  
2 story on slab w/

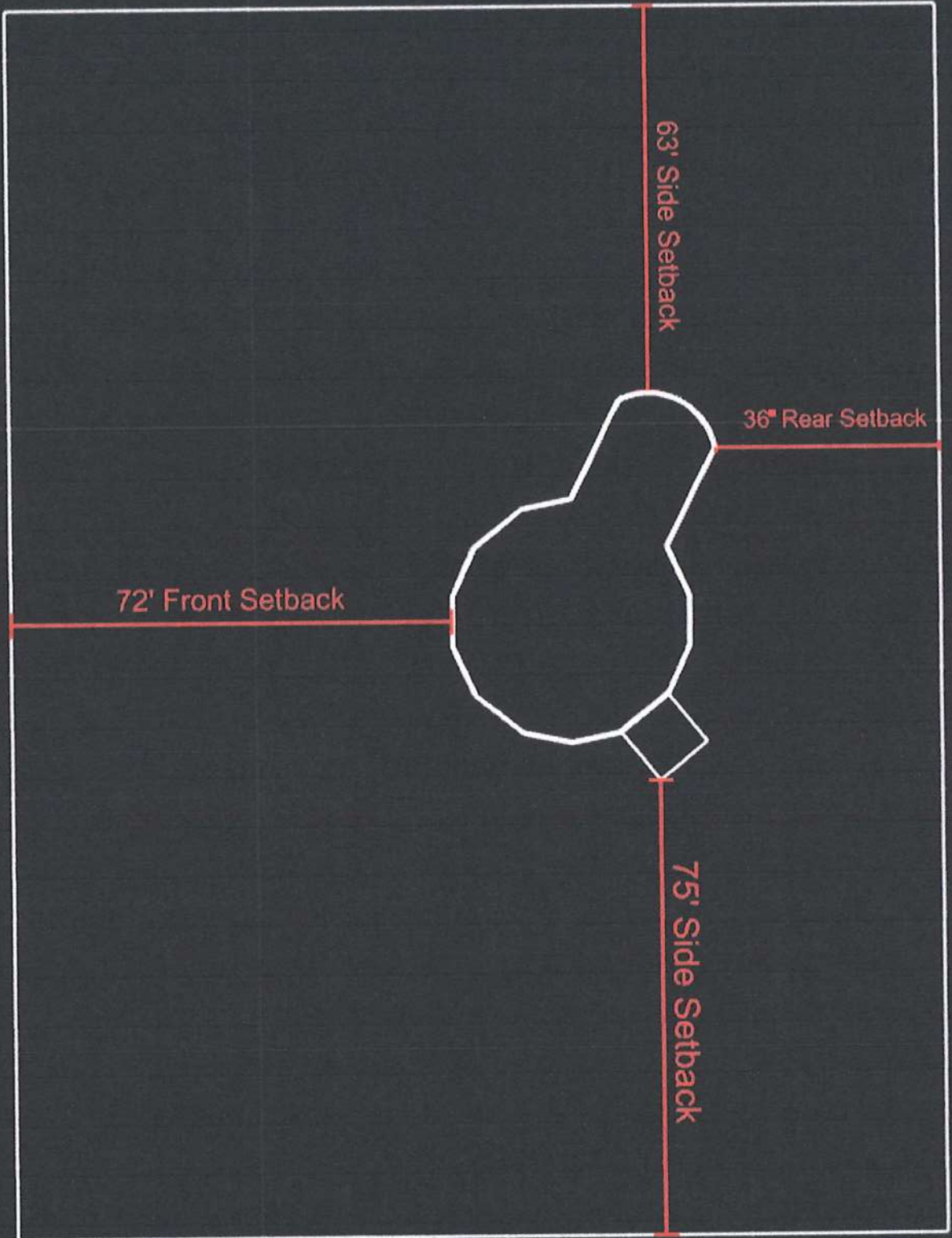
Architect shingle roof  
Lap siding  
Casement windows  
Wood sliding doors



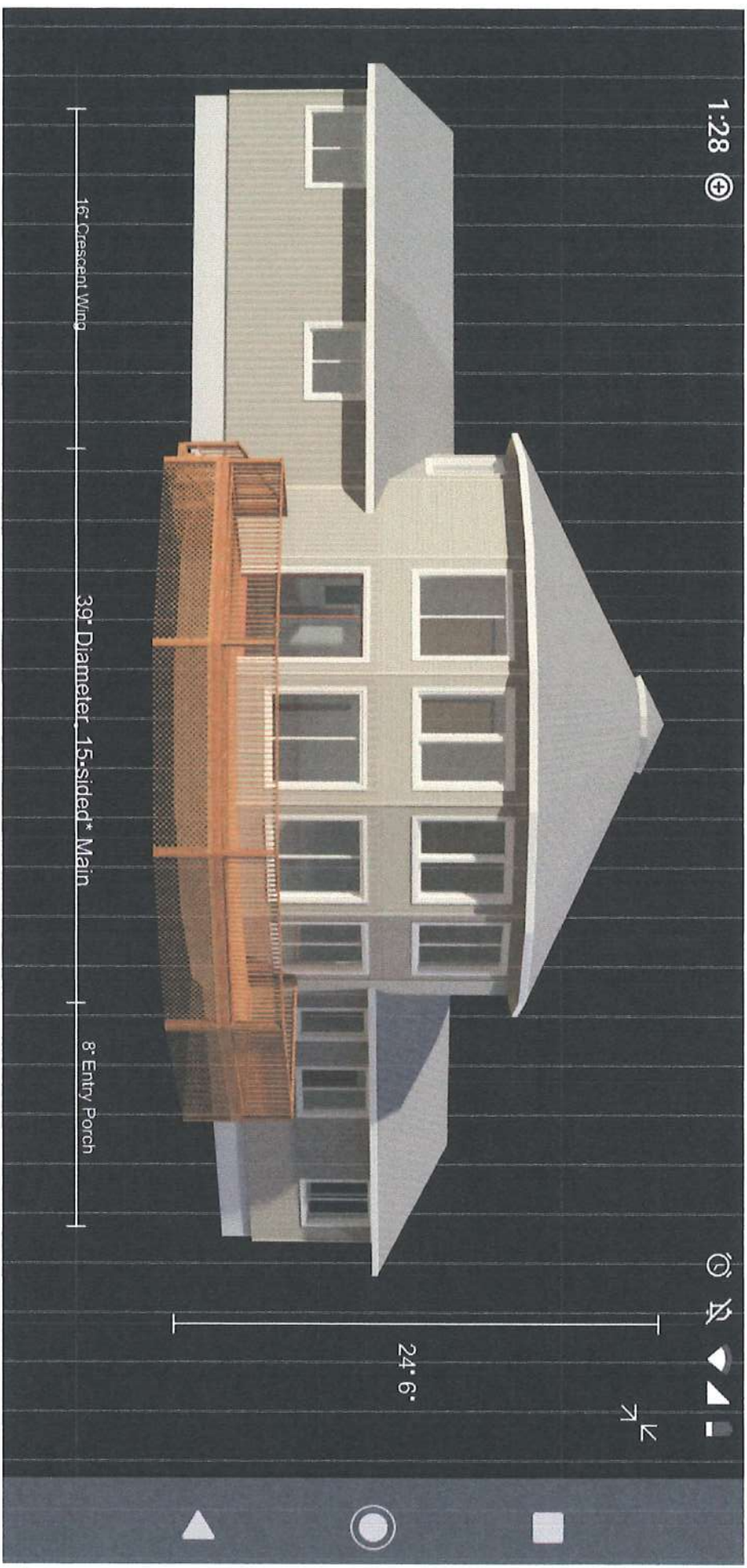


Capital Ave

4th Ave

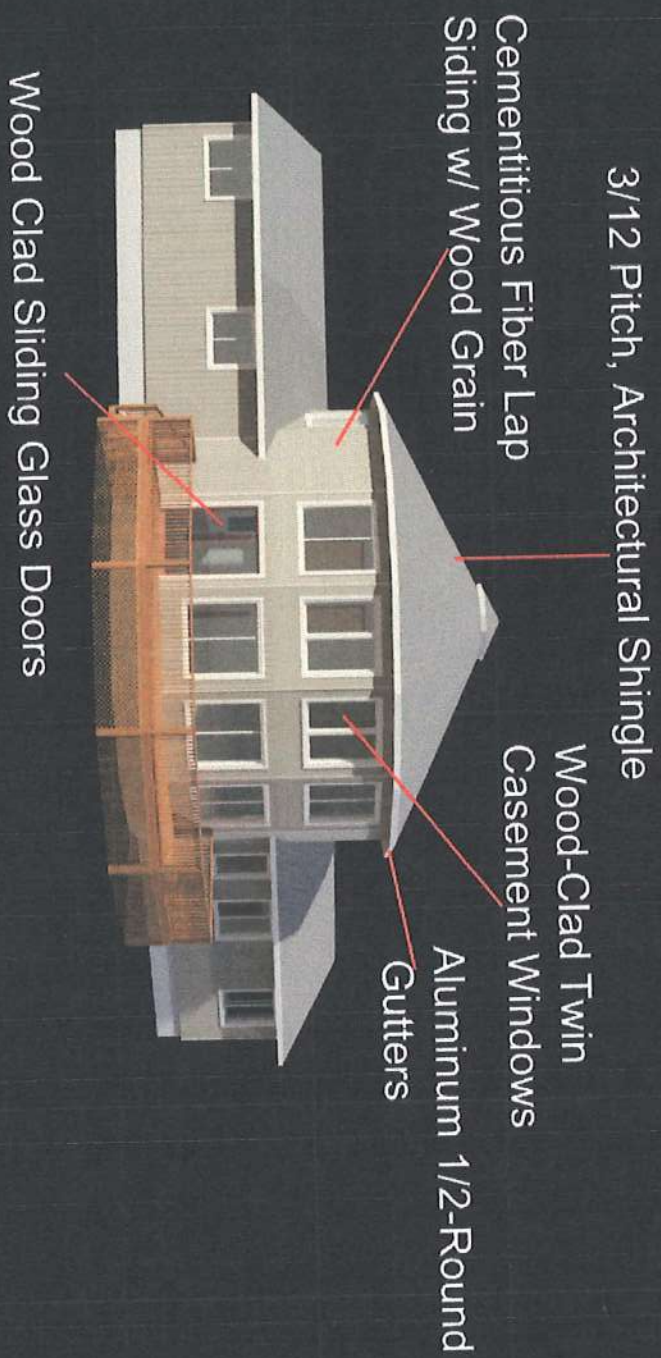






Sample Deltac w/ similar main and wing orientation. Dimensions are specific to our proposed house.







Model Deltac





## **New Construction within the Boundaries of Historic Properties**

It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the Secretary of the Interior's Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

In addition, the following must be considered:

- Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.
- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.
- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.
- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.
- The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.
- As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.
- Historic landscapes and significant viewsheds must be preserved. Also, significant archeological resources should be taken into account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the archeological resources will be disturbed.



## KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

(KHC 2011-1)


COUNTY Franklin

RESOURCE # FRSF-1099

EVALUATION N / Eligible: member of a group

SHPO EVALUATION \_\_\_\_\_

DESTROYED 2 / Fire: natural, accidental, or  
undetermined cause

1. <b>NAME OF RESOURCE (how determined):</b> 4 / Original or later significant uses of the property South-Hume House (site)	17. <b>PLAN:</b> First: _____ Second: _____
2. <b>ADDRESS/LOCATION:</b> 416 Capital Avenue Frankfort, Kentucky	18. <b>STYLISTIC INFLUENCE:</b> First: 00: Unknown/not applicable Second: _____
3. <b>UTM REFERENCE:</b> Quad Name: Frankfort East Date: 1987 Zone: 16 Method: T/ Topozone Easting: 686060 Northing: 4229239	19. <b>FOUNDATION:</b> Type: _____ Material: _____
4. <b>OWNER/ADDRESS:</b> Harold & Genevieve Johnson 418 Capital Avenue Frankfort, KY 40601	20. <b>PRIMARY WALL MATERIAL:</b> Original: _____ Replacement: _____
5. <b>FIELD RECORDER/AFFILIATION:</b> David L. Taylor, Taylor & Taylor Associates, for the City of Frankfort	21. <b>ROOF CONFIGURATION AND COVERING:</b> Configuration: _____ Covering: _____
6. <b>DATE RECORDED:</b> December, 2011	22. <b>CONDITION:</b> _____
7. <b>SPONSOR:</b> City of Frankfort	23. <b>MODIFICATION:</b> _____
8. <b>INITIATION:</b> 1 / Survey and planning grant	24. <b>ARCHITECT/BUILDER:</b>
9. <b>OTHER DOCUMENTATION:</b> <input type="checkbox"/> Survey <input type="checkbox"/> HABS/HAER <input type="checkbox"/> KY Land <input type="checkbox"/> Local Land <input type="checkbox"/> NHL <input type="checkbox"/> NR	25. <b>PHOTOGRAPH FILE:</b> FRSF-1099_01 through; FRSF-1099_03
10. <b>REPORT/NR REFERENCE:</b> Phase III South Frankfort Survey Project	26. <b>WINDOWS:</b> <input type="checkbox"/> Original <input type="checkbox"/> Replacement Type: _____ Sash Configuration: _____
11. <b>ORIGINAL PRIMARY FUNCTION:</b> 01: Residential - A: Single Dwelling	
12. <b>CURRENT PRIMARY FUNCTION:</b> 15: Parks/Lndscp./Opn. Spc. - G: Unoccupied Land	
13. <b>CONSTRUCTION DATE:</b> Estimated _____ Documented: _____	
14. <b>DATE OF MAJOR ADDITIONS/MODIFICATIONS (specify):</b> _____ _____	
15. <b>CONSTRUCTION METHOD AND MATERIAL:</b> Original/Primary: _____ Subsequent/Secondary: _____	
16. <b>DIMENSIONS:</b> Height: _____ Width: _____ Depth: Acreage: less than one acre	<b>COMMENTS/HISTORICAL INFORMATION:</b> This is an empty and somewhat overgrown corner lot, the former site of "The Magnolias," a substantial brick-veneered house which burned (See Continuation Sheet). The house was oriented to E. Fourth Avenue. The site does retain its historic metal and stone perimeter fence and what appear to be portions of foundations. It is owned by the owner of 418 Capital Avenue, to the immediate south.



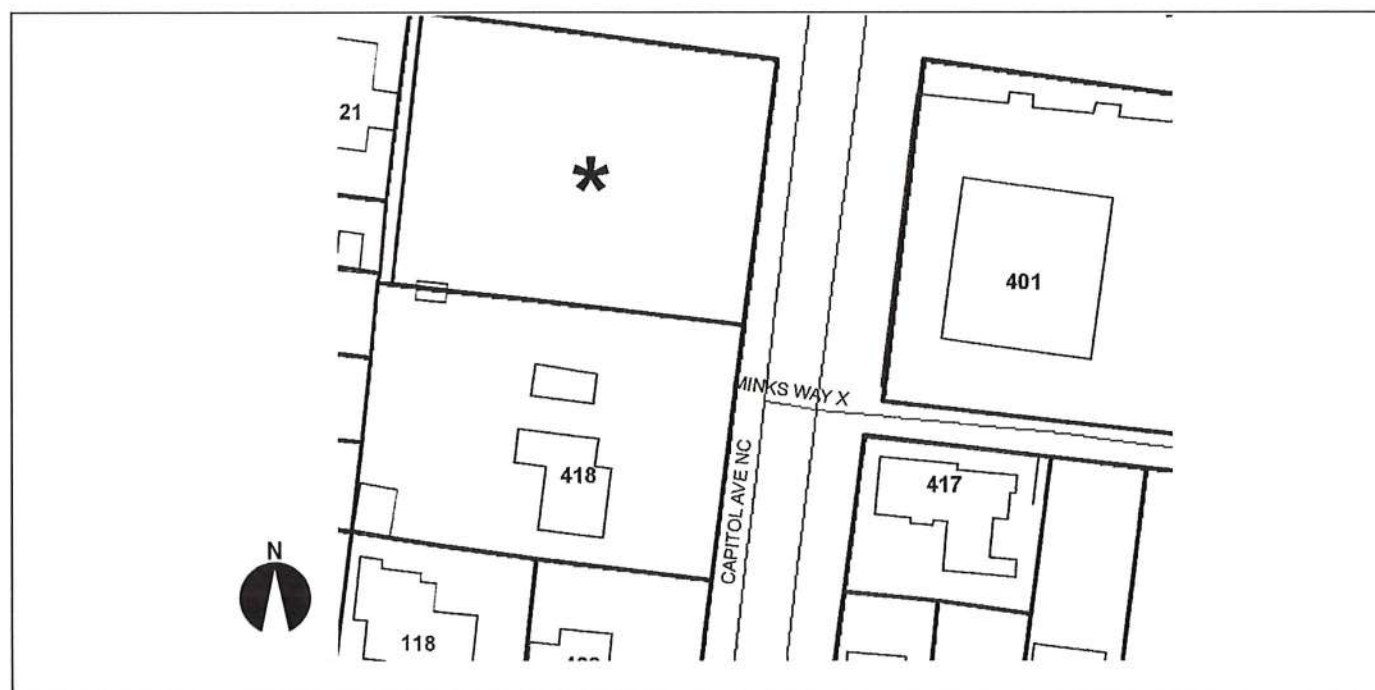
**27. SUPPORT RESOURCES:**

SITE PLAN KEY	FUNCTION	CONSTRUCTION DATE	METHOD/MATERIAL
		_____	_____
		_____	_____
		_____	_____
		_____	_____
		_____	_____
		_____	_____
		_____	_____

**28. SITE PLAN** (Complete if #27 was answered or if you are using sub-numbers):



**29. MAP** (Scan or attach copy of map showing exact location of resources):





KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

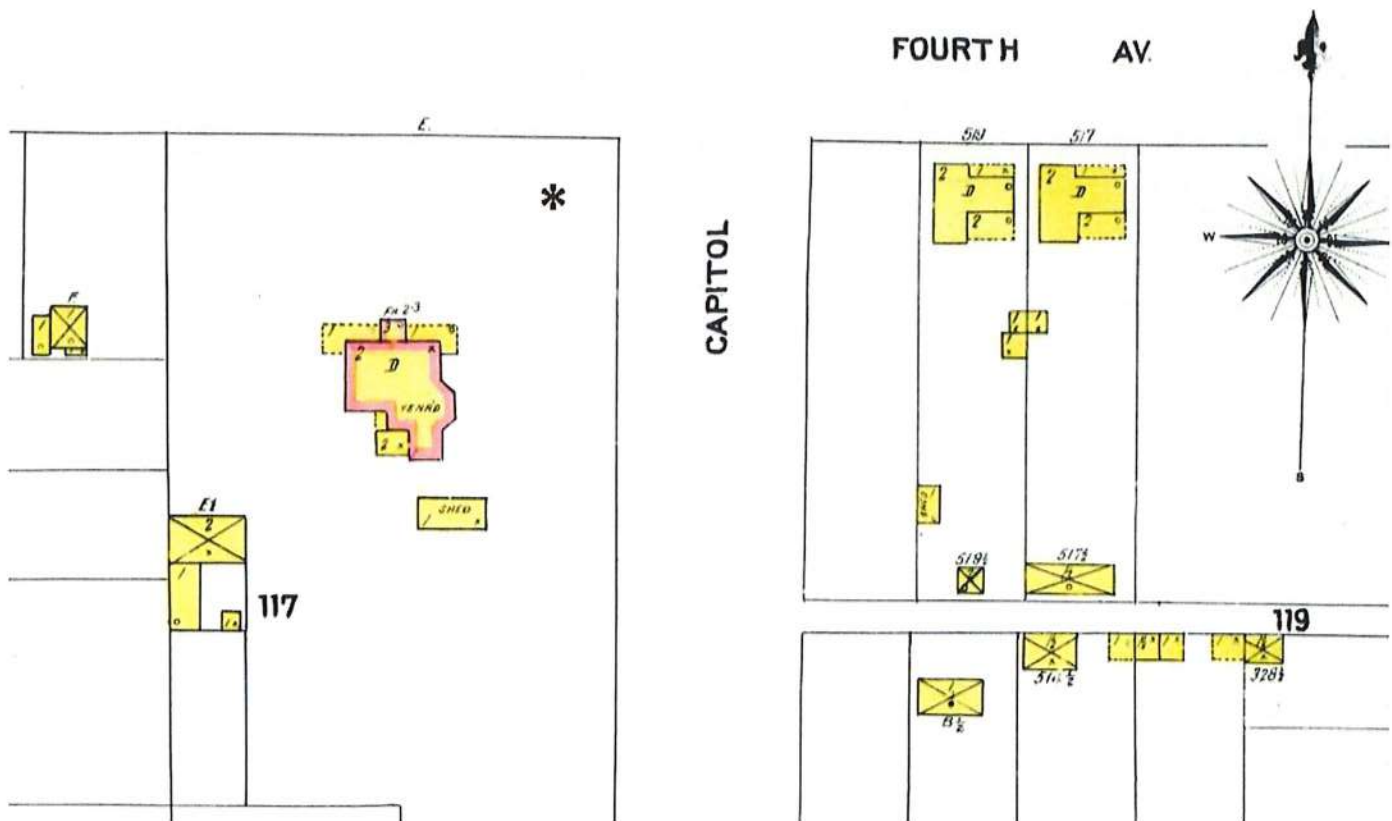
(KHC 2011-1)

CONTINUATION SHEET

Phase III, South Frankfort Survey, 2011-2012

Address: 416 Capital Avenue, Frankfort

Resource No. FRSF-1099



This segment from the 1907 *Sanborn Fire Insurance Map* depicts the scale and form of the house formerly located on this site, shown by the superimposed black asterisk [Kentuckiana Digital Library]



KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

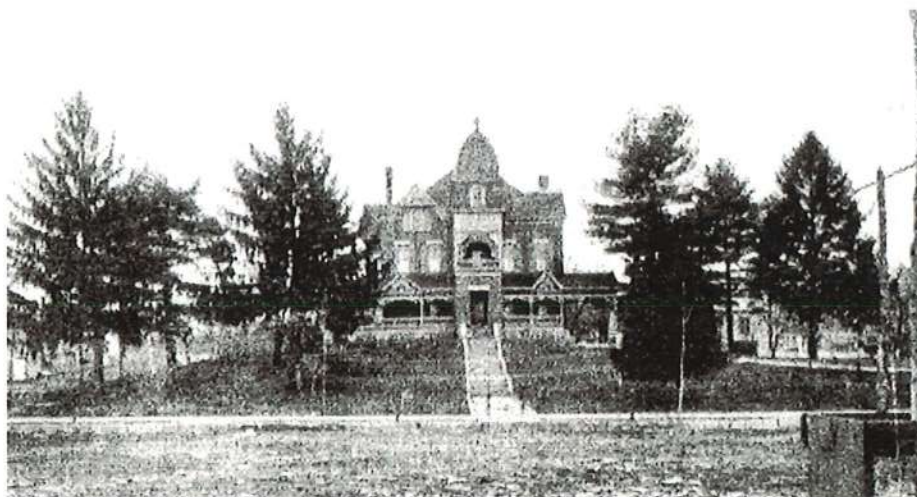
(KHC 2011-1)

CONTINUATION SHEET

Phase III, South Frankfort Survey, 2011-2012

Address: 416 Capital Avenue, Frankfort

Resource No. FRSF-1099



"The Magnolias," the South-Hume house, which occupied this lot until destroyed in a 1912 fire. The lot has been empty ever since. [Capital City Museum]

26. COMMENTS/HISTORICAL INFORMATION, continued

"The Magnolias" was built by Col. Samuel South (c. 1834-1889). His daughter, Mary, became the wife of prominent Frankfort physician E. E. Hume, who was at Gov. William Goebel's side when he died from an assassin's bullet. Hume inherited the house through his wife when Samuel South died in 1889 and remained here until his death in 1911, one year before the house burned to the ground.

Sam South obituary, 1889: A Prominent and Wealthy Citizen of Frankfort Expires

Frankfort, Ky, Jan 22 – Col. Sam South, oldest son of Col. Jere South, deceased, who was once a powerful Frankfort State penitentiary warden and a political power in the state, died at his residence in this county today. Col. South was about 55 years of age, and, as a partner with his father in the penitentiary lease, acquired an extensive acquaintance, as well as a considerable fortune, during the course of his life. He was a private soldier in the Confederate Army, and participated in nearly all if not all, the engagements of the Orphan Brigade, to which command he belonged. At the battle of Chickamauga, he was wounded and left on the field with the dead and dying, when a Federal soldier chanced to see him and succor him in his suffering. Long after the war, Col. South availed himself of the opportunity to show his gratitude in a substantial mark of friendship to his then needy benefactor. He leaves four grown children, among who is the wife of Dr. E.E. Hume well-known physician of the city. The deceased, in addition to his large relationship with the State, has a wide circle of friends which the virtues of his character riveted to him, who will be deeply pained to learn of his death.



KENTUCKY INDIVIDUAL BUILDING SURVEY FORM

(KHC 2011-1)  
CONTINUATION SHEET

Phase III, South Frankfort Survey, 2011-2012

**Address:** 416 Capital Avenue, Frankfort

**Resource No.** FRSF-1099

A biography of E. E. Hume from an 1898 periodical.

The subject of this sketch was born in Trimble County, Ky. His father, the late Lewis Hume, was a native of Fauquier County, Virginia, but came to Kentucky in early youth. He married Myra McGee, eldest daughter of E. K. McGee, of Spencer county, and Edgar E. Hume was the eldest of their three children—two sons and a daughter.

Dr. Hume began the study of medicine in early youth, many of his family having been of that profession. Soon after attaining his majority he was graduated from the Medical Department of the Louisville University. He subsequently took a course of lectures at the College of Physicians and Surgeons, of New York, and also a course at the University of New York. Later he received the Ad Eundem degree from the Bellevue Hospital Medical College of New York.

Soon after graduating he located in Anderson County, Ky., and after several years was joined by his brother, the late Dr. Lewis Hume, and the two enjoyed a large and lucrative practice. During his residence often years in that county Dr. Hume served one term in the lower House of the Kentucky Legislature. This was the session of 1875-76, and Dr. Hume was an ardent supporter of James B. Beck for United States Senator. In 1880 he removed to the city of Frankfort, since which time he has enjoyed a practice inferior to none in Central Kentucky. Dr. Hume is Chief Surgeon of the Frankfort & Cincinnati Railway, and Local Surgeon of the L. & N. R. R. He is also President of the local board of United States examining surgeons. He served as Frankfort mayor and attended Governor William Goebel after he was wounded and eventually died in 1900.

From the Capitol City Museum